GHHA HOMEOWNERS ASSOCIATION ANNUAL MEETING  
Weyenberg Library  
November 14, 2019

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Marcia Schwager (Secretary), Mike Nemoir (VP), Kris Rozran (VP), Maya Drage (VP), Curt & Terese Capizzi, Chris and Susan Nolte, Carol Nelson, Joe Fenzel, Janie Schlitz, Jane Kammerait, Dave and Sarah Schroeder. Diane Andersen, Melissa Bleidorn, Doug Davies, Dick Johannes, Nate Marler, Menachem Graupe

A. CALL TO ORDER

Mike Williams called the meeting to order at 6:07 pm and apologized for the confusion with the Tolzman Community Room double reservation. Everyone present introduced themselves.

B. APPROVAL OF MINUTES

Motion by Doug Davies to approve 2018 meeting minutes. Seconded by Curt Capizzi. Unanimously approved.

C. ELECTION OF OFFICERS

Mike reviewed the ongoing process to be more proactive in recruiting members for the Board and the various committees. Starting with the survey completed in January 2019, volunteers were recruited. As a result, new members were added to the various committees and Maya Drage, Mike Nemoir and Kris Rozran were appointed to the Board to fill available openings due to the retirement of Jim Meyer and Dave Schroeder from the Board. These three appointed members are now on the current Board slate for election.

Nominated: President – Mike Williams, Vice President – Jerry Gildner, Vice President – Maya Drage, Vice President – Mike Nemoir, Vice President – Kris Rozran, Vice President - Treasurer – Jamie O’Connor, Secretary – Marcia Schwager

Motion to elect slate of officers by Joe Fenzel, seconded by Jane Kammerait. Unanimously approved.

1. REPORTS
   1. Landscape Committee
      1. In that much of the budget conversation involves cash flow planning for recommended landscape projects, the Landscape Committee and its projects will be discussed before the budget.
      2. The Landscape Committee, comprised of Chair Dave Schroeder and members Gautam Bhaduri, Stephanie Chadid, Tim Collins and Kris Rozran, was reappointed. VP Jerry Gildner is the Board Liaison and co-chair.
      3. The normal DJ Frank landscape maintenance contract, which includes regular mowing and flower bed maintenance, extends through 2020. A new contract will be negotiated via competing bids for 2021 going forward. It is anticipated that these expenses will rise 10-20% as the LC recommends better plant maintenance going forward.
      4. Entrances and cul-de-sac renovations: Two different approaches were considered.
         1. Total replanting of all entrance flower beds and cul-de-sacs. This estimate totaled over $100,000 and was not seriously considered.
         2. Zach from DJ Frank reviewed all plantings for the entrances and offered an estimate to selectively refurbish the various plantings for $9,700 plus tax and labor for restacking walls or approximately $11,000.
         3. DJF also estimated a refurbishment estimate for all the seven cul-de-sacs for approximately $30,000.
         4. Based on these estimates, the Board approved the entrance improvements to be completed in 2019 with the cul-de-sac improvements to come in a phased approach over 2020-2021 based on the budget and available funds.
      5. Dead trees are a problem in the neighborhood due to the Emerald Ash Borer and Dutch Elm disease. The GHHA budgeted for and the LC removed two large dead trees on River Road in 2019. The GHHA has also tried to help facilitate dead tree removal by homeowners by obtaining a discount from Hoppe Tree Service. As of this meeting, 22 homeowners had requested an estimate for tree removal. A reminder that dead trees on a homeowner’s property are the homeowner’s responsibility to remove. Some street trees will be removed by the city of Mequon. It is up to the homeowner to coordinate this effort with the city. A thank you goes to Jerry Gildner and his willingness to remove some GH common area dead trees on his own thereby savings the GHHA money.
   2. Financial
      1. Jamie O’Connor, Treasurer, presented the 2019 financial report and the 2010 budget.
      2. The 2019 forecasted ending cash balance is $13,942. There is still a $1000 outstanding invoice for branch pickup.
      3. After 12 years of no dues increases, the Board is recommending a $75 per year increase to the dues starting in 2020 and going forward. This increase will result in annual dues of $525.
         1. The dues increase will allow the renovations of the cul-de-sacs to be completed in two years (2020-2021). $24,411 are budgeted for landscape improvements.
         2. The dues increase will cover the anticipated 10-20% increase in ongoing landscape maintenance starting in 2021.
      4. $5,000 has been earmarked for unplanned landscaping expenses such as replacing a dead bush or additional watering or removing dead trees.
      5. $1000 is budget for the Social Committee.
      6. A $10,000 reserve fund (ending cash balance) has been budgeted for the 2020 year. This fund is used for unexpected expenses such as legal fees or watering due to protracted drought conditions.
      7. Motion made by Doug Davies to approve the 2020 dues increase and budget. Seconded by Curt Capizzi. Unanimously approved.
   3. Architectural Committee
      1. The Architecture Committee, comprised of Chair Melissa Bleidorn and members Diane Andersen and Fred Robertson, was reappointed with Marcia Schwager noted as the Board Liaison to the committee.
      2. Melissa Bleidorn presented a summary of the year stating that they have received four roofing requests, one of which was cedar with three alternative selections.
      3. Melissa reviewed the status of the lamp posts. An audit was conducted in May, and all lamp posts noted as non-operational are now functioning. A new audit will be conducted in May next year.
      4. Questions were asked about the new solar shingle options. The AC is keeping their eye on new options but do not feel the solar shingles are yet ready to be added to the approved shingles list.
   4. Social Committee
      1. The Social Committee, comprised of Chair Susan Nolte and members Amul and Bre Shah, was reappointed by the Board. Maya Drage is the Board Liaison.
      2. A post-holiday/early year gathering is being planned.
      3. Welcome baskets are being considered for new neighbors.
      4. The Gazebo Hill Neighborhood Picnic is being planned again for next summer. The number of people in attendance was down this year compared to last year. Consideration is being given to having the picnic in different locations around the neighborhood.
2. OTHER BUSINESS
   1. Coyotes are definitely living amongst us. A reminder was given to keep an eye on small pets and children.
   2. Joe Fenzel thanked the Board and committees for serving.
3. ADJOURNMENT
   1. Dick Johannes motioned to adjourn. Seconded by Doug Davies. Meeting was adjourned at 6:50 pm.