GHHA HOMEOWNERS ASSOCIATION ANNUAL MEETING  
Virtual Zoom Meeting  
November 19, 2020

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Marcia Schwager (Secretary), Mike Nemoir (VP), Kris Rozran (VP), Maya Drage (VP), Jerry Gildner (VP), Vera & David Ryder, Dan Stewart, Gail Perlick, Mark & Sara Hermanoff, Lakshmi Bhaduri, Curt & Terese Capizzi, Mita Mukhopadhyay, Menachem Graupe, Rick & Liz Gebhardt, Chris Kaczmarek, Chris & Susan Nolte, Doug Davies, Frank Ball, Jim Meyer, Dave Schroeder. Erik & Diane Andersen, Melissa Bleidorn, Doug Davies, Nate Marler, Carol Nelson

Prior to the start of the meeting, Marcia explained the process by which the Zoom meeting would be run.

A. CALL TO ORDER

Mike Williams called the meeting to order at 6:36 pm stating he hoped in the future we could get back together in person next year.

B. APPROVAL OF MINUTES

Motion by Terese Capizzi to approve 2019 meeting minutes. Seconded by Menachem Graupe. 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. This year, we chose to present the same slate of officers for election due to the uncertainty of the COVID situation. We will go back to requesting participation next year.

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 Diane Andersen, seconded by Chris Kaczmarek. Unanimously approved.

1. REPORTS
   1. Financial
      1. Jamie O’Connor, Treasurer, presented the 2020 financial report and the 2021 budget.
      2. The 2020 forecasted ending cash balance is $17, 041.
      3. 2020 Professional Fees were $2,370 due to legal fees concerning possible changes to governing documents.
      4. 2020 Other Contingencies include fixing the boulevard lampposts. We are getting quotes, and this may be a 2021 expense.
      5. 2020 New Project expenses included renovating half of the cul-de-sacs per the plan, watering the cul-de-sacs, thinning and improving landscaping.
      6. Block party was not held in 2020.
      7. 2021 Dues will remain at $525 per lot as in 2020.
      8. A new 3-year contract (2021-2023) for landscape maintenance was negotiated and signed with DJ Frank. DJ Frank agreed to maintaining their pricing for the base level of service. The Landscape Committee and board agreed to a modest price increase of $38,824 annually to now include mulching the entrance beds annually and the berm beds every third year. Also included is annual shrub pruning, tree root stimulants for the large trees in the entrances, cul-de-sacs and boulevard and fertilizer for the entrance and cul-de-sac planting beds.
      9. Path maintenance will be reduced to $528 in 2021.
      10. $4,000 has been earmarked for unplanned landscaping expenses such as replacing a dead bush, additional watering, removing dead trees and/or spraying for tree diseases.
      11. Forecasted 2021 beginning cash balance is $17,041. 2021 New Projects will include $15,323 for the remaining cul-de-sac renovations, $1200 for cul-de-sac watering, $1500 new trees along Donges Bay, $1600 for topdressing and seeding tree removal areas. This leaves $6,432 remaining for additional 2021 use or to be carried over to 2022.
      12. $1000 is budgeted for the Social Committee Block Party.
      13. A $10,000 reserve fund (ending cash balance) has been budgeted for the 2021 year. This fund is used for unexpected emergency expenses.
      14. Motion made by Diane Andersen to approve the 2021 budget. Seconded by Chris Kaczmerak. Unanimously approved.
   2. Architectural Committee
      1. The Architectural Control Committee is made up of Diane Andersen and Sara Hermanoff and Fred Robertson with Melissa Bleidorn as Chair.
      2. Melissa Bleidorn presented a summary of the year stating that they have received seven roofing requests, with three other approvals including a pool, a pergola and skylights.
      3. Melissa reviewed the status of the lamp posts. An audit was conducted in June, a bit late due to COVID, and all lamp posts noted as non-operational are now functioning. A new audit will be conducted in May next year.
      4. An updated the list of approved roofing options was completed in January 2020. GAF discontinued the Camelot line. The CertainTeed option is a good replacement.
      5. The committee discussed the small handful of homes about which the committee has received complaints.
      6. Menachem Graupe asked about solar shingle options. The approved list has been maintained to offer a consistent look for the neighborhood. The Architectural Control Committee 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.
   3. Landscape Committee
      1. The Landscape Committee is comprised of Co-Chairs Dave Schroeder and Jerry Gildner, members Gautam Bhaduri, Stephanie Chadid, Tim Collins and Kris Rozran. Jerry Gildner is the Board Liaison and co-chair.
      2. The DJ Frank landscape maintenance contract, which includes regular mowing, flower bed maintenance, spring/fall clean up, mulching of entries, and weed control, extends through 2020. DJ Frank came back with a bid going forward for the next three years at the same rate. In addition, they offered for an additional price: large tree root stimulation every other year, mulching the flowerbeds on Donges Bay and River Roads every three years, fertilization of entrance beds, and winter pruning. DJ Frank’s bid was approved by the Board. Two additional quotes were received - $53,000 and $38,000 for base level services.
      3. Cul-de-sac restoration to be completed for 2021: Manor Circle, Tremont Court and Ravenna Court.
      4. Dead trees (13) were removed from Donges Bed, and one large tree from River Road. Stumps will be ground down and rings will be seeded. The Landscape Committee will start a plan to plant 2-3 new trees in designed locations – not replacement in the exact location of the old ones. Thank you to Jerry and helpers for removing these trees.
      5. Jerry has helped to remove fallen trees along the path. Next year, the Landscape Committee may need to bring in a mower to maintain the path in the southern end.
      6. Over the last two years, approximately 25 homeowners have taken advantage of the Hoppe Tree discount.
      7. Melissa Bleidorn thanked the committee for all its hard work in taking care of dead trees and improving landscaping in the boulevard, berms and cul-de-sacs. She asks if, funds permitting, would the GHHA would consider removing dead trees around the perimeter of the common area and along the path. She also has concerns about buckthorn. Dave replied that we have contracted to take dead ash trees down that have safety concerns along the path or along the perimeter. Jerry replied that he could be willing to help take down dead trees in the woods but removing dead wood from the woods would be cost prohibitive. Jerry is willing to personally take down any tree that he is capable of safely removing.
      8. Nate Marler asked why the Donges Bay trees died. Dave and Jerry responded that the trees were planted 25 years ago and have a lifespan, while others some had needle cast or a scale on them. DJ Frank recommended only spraying specimen trees that we wish to maintain long-term. Jerry used the trees behind the Donges Bay/River Rd corner wall as an example.
      9. The Board has talked about that when current projects are completed, perhaps we might investigate the cost of doing regular forest management.
      10. The Board has discussed having the Social Committee organize a day to beautify the neighborhood. Menachem Graupe and the Capizzis said they would be happy to participate.
      11. The Landscape Committee has made note of a handful of homes not maintaining their landscaping just as the Architectural Control Committee has noted the same for home maintenance.
2. OTHER BUSINESS
   1. Basic Maintenance Survey
      1. Both the Landscape Committee and the Architectural Control Committee contacted the Board with concerns about a handful of homes/landscaping that were not being maintained by homeowners. As a result, the Board asked the residents to complete a survey to obtain feedback concerning implementing basic standard maintenance requirements. The results of the survey were very supportive of the idea. The Board’s takeaway from the survey was that maintaining our personal properties is important to the residents. If everyone maintains their homes and properties, it is to the benefit of everyone’s home values.
      2. Because the number of homes having issues is small, the Board decided at this time that it was not worth the cost and time to change the governing documents to require a basic standard of maintenance, as well as the time to manage the process. Instead, we felt it was better to implement the method we used to help remove dead trees, that is, to help facilitate improvements by coordinating discounts and reaching out to homeowners.
   2. Chris Nolte thinks the Board deserves a 20% raise! Seconded by Diane Andersen.
3. ADJOURNMENT
   1. Diane Andersen motioned to adjourn. Seconded by Terese Capizzi. Meeting was adjourned at 7:32 pm.