**GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING 2021**

November 18, 2021

Mequon City Hall

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Jonathan Wendt (Secretary), Melissa Bleidorn, Dave & Sarah Schroeder, Steve Arenzon, Robert Hogervorst, Nate Marler, Dick Johannes, Doug Davies, Diane Andersen, Curt & Terese Capizzi, Joe & Judy Fenzel

A. CALL TO ORDER

Mike Williams called the meeting to order at 6:35 pm and requested that those in attendance introduce themselves.

B. APPROVAL OF MINUTES

Motion to approve 2020 meeting minutes by Doug Davies. Seconded by Curt Capizzi. Unanimously approved.

C. ELECTION OF OFFICERS

Mike reminded those in attendance that Marcia Schwager had retired from the Board in 2021 and was replaced as Secretary by Jonathan Wendt. He also noted that the Board had asked in an August 2021 email whether any Gazebo Hill residents had interest in joining the Board; however, no individuals had expressed their interest. As a result, the current slate of officers has again been presented for election.

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

Motion to elect slate of officers by Doug Davies. Seconded by Terese Capizzi. Unanimously approved.

1. REPORTS
2. Financial
   1. Jamie O’Connor, Treasurer, presented the 2021 financial report and the 2022 budget.
   2. The 2021 forecasted ending cash balance is $28,180.
   3. 2021 New Landscape Project expenses of $19,216 included renovating the remaining cul-de-sacs per the plan (3 completed in 2021; 4 in 2020), watering the cul-de-sacs, and seeding.
   4. Other/Contingency expenses of $836 were incurred in 2021 related to fixing and replacing lights on the Gazebo Hill entrance signs
   5. Forecasted 2022 beginning cash balance is $28,180. The cash excess (revenues net of operating expenses) projected for 2022 is $19,198. 2022 New Landscape Projects will include $31,413 for new projects, primarily related to the planting of trees along the Donges Bay Road and River Road berms. This leaves $5,965 remaining for additional 2022 use or to be carried over to 2023, after considering the $10,000 cash reserve.
   6. $1,000 is budgeted for the Social Committee Block Party. A block party was not held in 2021.
   7. A $10,000 reserve fund (ending cash balance) has been budgeted for the 2022 year. This fund is used for unexpected expenses.
   8. 2022 Dues will remain at $525 per lot as in 2021.
   9. The 2022 was unanimously approved.
3. Architectural Committee
   1. The Architectural Control Committee is made up of Diane Andersen and Sara Hermanoff, with Melissa Bleidorn as Chair.
   2. Melissa Bleidorn presented a summary of the year stating that they have received seven roofing requests, with one other approval for an addition. A lamppost audit was conducted in May
   3. Melissa noted that a friendly letter was sent to the neighborhood in August 2021 reminding Gazebo Hill residents to take care of their homes and yards.
   4. Melissa noted that supply chain issues being experienced by shingle manufacturers are impacting the availability of the shingles on the Committee’s approved roofing options list. As the high-end shingles included on this listing are a much smaller portion of each shingle manufacturers business than their lower-cost counterparts, several key manufacturers have temporarily halted productions on the high-end models in favor of these more popular, lower-end options. While every roofing project approved for 2021 was able to locate approved shingles, the Committee is monitoring the situation for 2022. This has included staying in contact with reps for the primary shingle manufacturers. Currently only one approved style option is available. The Committee expects to know more in January 2022 and will keep the Board apprised as to the expected impact for 2022 roofing projects.
   5. Mike Williams inquired as to whether anyone has submitted a request for cedar shake shingles over the past several years. Melissa noted that following the approval of alternative options, only one house has elected to install a cedar shake roof.
4. Landscape Committee
   1. The Landscape Committee is comprised of Co-Chairs Dave Schroeder and Jerry Gildner, members Stephanie Chadid, Tim Collins, and Kris Rozran.
   2. Dave Schroeder noted that 2021 was a routine year from a landscape perspective. Year 1 (2021) of the 3-year contract with David J. Frank included root stimulants, lawn fertilizations, and a winter cutback on the perm. Year 2 (2022) of the contract will include mulching of beds.
   3. Three cul-de-sac restorations were completed in 2021: Manor Circle, Tremont Court and Ravenna Court. This completes the two-year restoration project for the neighborhood’s seven cul-de-sacs.
   4. The lights on the entrance signs along Donges Bay Road and River Road were each repaired in 2021.
   5. Several trees in the common area that posed a threat to nearby houses were taken down.
   6. Dave noted that the City of Mequon has completed a number of projects throughout Gazebo Hill in 2021, including trimming around the retention pond north of the River Road entrance, removal of dead trees along neighborhood roads, quick clean-up of storm damage, and installation/removal of a culvert for a renovation project and the subsequent re-seeding of the impacted area along Donges Bay Road.
   7. For the next couple years, the Committee intends to focus on renovating the common areas and berms along Donges Bay and River Roads.
      1. This area has been separated into four zones, each with a slightly different scope of planned work
         1. Zone 1 (East of GH Pkwy W on Donges Bay) – Replacement of trees removed in 2020, with the goal of providing some additional screening and a more park-like setting when driving along Donges Bay Road.
         2. Zone 2 (River Road entrance south to Donges Bay) – Proactive replacement of a number of crab trees that are starting to die.
         3. Zone 3 (West of GH Pkwy W to River Road) – Planting of several ornamental trees and replacement of shrubbery
         4. Zone 4 – North of River Road entrance) – Planting of several additional trees to provide screening
      2. The Committee is working with David J Frank on the scope of work in these zones and estimates that each will cost between $7,000 and $8,000 with a total cost for the project of approximately $30,000. While the project will begin in 2022, it may carry over into 2023.
      3. Jamie O’Connor indicated that the neighborhood has sufficient funds to complete the full project in 2022 at that forecasted amount if we wanted to. If the project does not fully occur in 2022, the designated Projects funds will carry forward to 2023.
   8. Mike Williams noted that the neighborhood has never looked better and thanked the Committee for their work.
   9. Nate Marler pointed out that the neighborhood’s roads are in poor shape in certain spots and asked whether these are slated for replacement by the city of Mequon. Mike Williams indicated that he has talked to the engineers for the city of Mequon about their grid and priorities. None of the roads in Gazebo Hill are in their top three levels of priority are thus are unlikely to be replaced in 2022. Mike suggested that the Gazebo Hill owners call City Hall with concerns about the roads to bring awareness to the problem and hopefully move Gazebo Hill higher on the priority list.
   10. Diane Andersen asked if there is a specific individual at City Hall who we should contact regarding the condition of the roads. Mike responded that the name of the individuals with whom he’d been in correspondence could be distributed subsequent to the meeting via email.
5. OTHER BUSINESS

Response to Board’s Home Maintenance & Landscaping Letter - Judy Fenzel asked what was the response to the letter that the Board sent to all Gazebo Hill residents in August 2021 reminding them of the importance of home maintenance and landscaping. Mike noted that several of the homes for which the Board had previously received complaints regarding home and landscape maintenance had taken steps to correct the primary issues. The Board will continue to follow-up and offer assistance where deemed necessary.

1. ADJOURNMENT

Doug Davies motioned to adjourn. Seconded by Curt Capizzi. Meeting was adjourned at 7:10pm.