**GHHA HOMEOWNERS’ ASSOCIATION ANNUAL MEETING 2022**

November 15, 2022

Mequon City Hall

Attendees: Mike Williams (President), Jamie O’Connor (Treasurer), Jonathan Wendt (Secretary), Melissa Bleidorn, Dave & Sarah Schroeder, Maja Drage, Mike Nemior, Jerry Gildner, Steve Arenzon, Carol Zolot, Joe & Judy Fenzel, Dan & Marge Stewart, Mark Hermanoff

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 2021 meeting minutes by Melissa Bleidorn. Seconded by Jamie O’Connor. Unanimously approved.

C. ELECTION OF OFFICERS

Mike noted that the Board had asked in an August 2022 email whether any Gazebo Hill residents had interest in joining the Board; however, no individuals 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 Joe Fenzel. Seconded by Melissa Bleidorn. Unanimously approved.

1. REPORTS
2. Financial
   1. Jamie O’Connor, Treasurer, presented the 2022 financial report and the 2023 budget.
   2. The 2022 forecasted ending cash balance is $24,921.
   3. 2022 New Landscape Project expenses of $25,031, primarily attributable to a refresh of the berms, which was fully completed in 2022 instead of spread over the initially planned 4 years.
   4. Forecasted 2023 beginning cash balance is $24,921. The cash excess (revenues net of operating expenses) projected for 2023 is $19,449. As there are no New Landscape Projects formally planned for 2023, this leaves $34,370 remaining for additional 2023 use or to be carried over to 2024, after considering the $10,000 cash reserve.
   5. $1,000 is budgeted for the 2023 Social Committee Block Party, compared with $801 incurred for the 2022 party (reflected in Other/Contingency expenses).
   6. A $10,000 reserve fund (ending cash balance) has been budgeted for the 2023 year. This fund is used for unexpected expenses.
   7. 2023 Dues will remain at $525 per lot, consistent with both 2022 and 2021.
   8. Motion to approve the 2023 budget by Steve Arenzon. Seconded by Sarah Schroeder. Unanimously approved.
3. Architectural Control Committee (ACC)
   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 nine roof replacements were completed. The annual lamppost audit was also performed.
   3. Melissa noted that conditional approval has been issued on the plans for a new home to be built on the sole remaining empty lot in the neighborhood, off Ravenna Court. The plans have been turned over to the city and will be on the agenda for the December meeting.
   4. Melissa also noted that the ACC plans to identify a consistent bulb and bulb color for the neighborhood lampposts during 2023. When identified, the proposed bulb(s) will be posted in the FAQs on the Gazebo Hill website.
   5. Following up on the letter sent to the neighborhood in August 2021 the reminded Gazebo Hill residents to take care of their homes and yards, the ACC quietly reached out a handful of residents in the neighborhood regarding the need to fix up some items on their homes. Melissa indicated that most individuals seemed receptive and were generally aware of the problems. Modest changes were made.
   6. Finally, Melissa noted that the ACC would be looking to do some succession planning during 2023, with Diane Anderson giving notice that 2023 would be her last year on the committee.
   7. Mike Williams noted that the Board was happy with the work of the Architectural Control Committee and the members will be reconfirmed for 2023.
4. Landscape Committee
   1. The Landscape Committee is comprised of Co-Chairs Dave Schroeder and Jerry Gildner, members Stephanie Chedid, Tim Collins, and Kris Rozran.
   2. Dave Schroeder noted that 2022 was a routine year from a landscape perspective. Year 2 (2022) of the 3-year contract with David J. Frank included spring clean-up, mulching the beds, lawn mowing and fertilization, and winter pruning.
   3. A refresh of the berms was completed in 2022. This was originally planned to be completed in four zones over four years, but the Board had approved a revised plan that completed the full project in 2022. As part of the refresh, a number of trees were taken out and 28 new trees were planted. These included 9 different species, providing tree diversity.
   4. Dave noted that the cul-de-sac restorations completed in 2020 and 2021 were growing in nicely with the exception of one specific plant type, which David J. Frank would be fertilizing and spraying to ensure they would be healthy for 2023.
   5. During 2022, the Committee received requests for several homeowners to take out or maintain trees near the top of the berms. As the association’s responsibility is to maintain to the top of the berm, the Landscape Committee took care of these requests when it fell within the association’s scope of responsibility and was considered necessary.
   6. Similar to the Architectural Control Committee, the Landscape Committee has identified a number of homes where the upkeep up the landscaping does not meet the standards addressed in the 2021 letter to homeowners. The Landscape Committee plans to send letters to 4 homes regarding items such as inconsistent mowing, weeds in beds, etc.
   7. As 2023 is year 3 of the 3-year contract with David J. Frank (DJF), Dave indicated that the Committee had asked DJF if they’d be willing to quote a couple additional years. DJF provided a quote for 2 additional years, guaranteeing a rate through 2025, at a 9% increase over our current contract.
   8. Dave noted that the Committee had received questions regarding removal of dead ash trees in the common area. Ash trees will be taken down to the extent they are over the path or homes; if not, they will be left up to fall on their own.
5. Social Committee
   1. The Social Committee is chaired by Maya Drage
   2. Maya noted that a block party was held in 2022, the time since 2019. The party was well attended and feedback was positive. The Social Committee will plan on hosting the block party again in 2023.
   3. Maya also noted that the Committee was exploring other ideas to get neighbors together in either Winter or Spring.
6. OTHER BUSINESS

Torrey Drive Subdivision Update – Mike Williams gave an update on the Torrey Drive Subdivision that is being constructed right next to Gazebo Hill. The subdivision will consist of 11 homes, which will be comparable to those currently in Gazebo Hill. These homes will not be part of the Gazebo Hill Homeowners’ Association.

1. ADJOURNMENT

Melissa Bleidorn motioned to adjourn. Seconded by Jerry Gildner. Meeting was adjourned at 7:55pm.