

Graysland Homeowners Association

GHOA Committee Meeting #3, Wednesday, August 10<sup>th</sup>, 2022

Committee Members present: Jamie McQuillan, Nicole Sutter, Rachel Fenwick

Homeowners present: Karen Weisser, Robyn McNerny, Paul Mindel, Mike Harvey, Dale Kuglitsch

Meeting began at 6:30pm

1. Homeowner Paul Mindel presented information about hiring a company to clean up Wetland #4 adjacent to his home. Currently he believes it looks horrible. He would like to make the Wetland more aesthetically pleasing for the 5 owners whose back yards are on the wetland periphery and believes a cleaner wetland would attract more wildlife. Another homeowner whose land also backs up to this designated wetland area, Mike Harvey, believes cleaning up Wetland #4 would be beneficial for all the homeowners in GHOA. Paul contacted Lake & Pond Solutions in Elkhorn with general questions as to how to go about clearing out the algae, etc. The one-time cost of Lake & Pond Solutions to GHOA for assessing the needs of Wetland #4 would be \$350.00. Paul and Mike would also like to place an aerator in the water of this Wetland. If hired, Lake and Pond Solutions would come out monthly to decide how to manage the algae, etc. Paul approximated the annual cost to have this company manage the Wetland #4 would be under \$3000.00/\$2,500.00. It was pointed out that there are 7 Wetland areas in the GHO Subdivision. After much discussion on how to proceed, Paul and Mike offered to investigate and gather more specific information and get back to the GHOA committee.
2. Dale Kuglitsch continues to beautifully trim our trees along the Lisbon Corridor. Thank you, Dale K, for your time. He also updated us that the 8 trees that were recently removed had presented a liability issue. Speaking with Brian, the Arborist from M&M about the woods, Brian said almost 85% of the trees in the woods are detrimental to the growth of the species of trees we want to grow. The invasive Buckthorn trees alone are keeping the better species from growing. Removing the invasive trees in the woods will be a continuing job.
3. Karen Weisser, Neighborhood Watch Program Captain for the south side of Graysland Subdivision told us we have a Neighborhood Watch sign at each entrance to Graysland. Those signs will hopefully be a deterrent to anyone before they enter our subdivision. Karen also has NW window stickers for any homeowner who would like to put one in their window."
4. Rachel Fenwick reminded attendees there are three 'Pedestrian Easements' that lead into the woods and the 'park' Outlot 4. Quite a few homeowners, new and old, have no idea how to access these areas. The far east entrance to the woods on Graysland Dr East, does have a large boulder and there are wood chips that signal there is a path. The other two Pedestrian Easements (which are on common land) have no signage to show the entrance nor the path that leads to the 'park'. Rachel wants the committee to meet with the five homeowners whose properties are adjacent to the Pedestrian Easements for ideas on how to create a simple passage for all 119 owners if they desire to use the 'park'. After meeting with the 5 homeowners, the committee will discuss the options. Any ideas from other homeowners are certainly welcome. Please email the GHOA committee with your ideas.... [grayslandhoa@gmail.com](mailto:grayslandhoa@gmail.com).
5. Nicole Sutter gave us a budget update; presently only 106 homeowners have paid their assessments for 2022. Delinquent letters were mailed to those who have not paid a total of \$4,315.58. The total in our budget is \$34,238.32. Of that, \$20,000.00 will be put into a maintenance reserve, with the remainder available to pay bills.

Meeting was adjourned at 8:20pm

Respectfully submitted,

Rachel Fenwick