

Graysland Homeowners Association Meeting
August 10, 2023, at 6:30 PM at the Menomonee Falls Public Library

Present: Rachel Fenwick, Karen Weisser, Tegan Hendricks, Paul Mindel, Dick & Bonnie Borresen, Dan & Robin Johnson, Pat & Jim Bereza-Seftar, Cathy Klein, Maureen Lawniczak, Dale Kuglitsch, Kathy Gawryleski, Dennis Schleicher, David Miller, Mary & Kent Granberg, Frank, Sherry Smith, Cathy Stein, Robyn McNerney, Kevin La Marre.

1. **The meeting was brought to order at 6:32 pm.**
2. **Reading and Approval of Minutes from the May 10, 2023, meeting.** Tegan Hendricks read the meeting minutes. Karen Weisser made a motion to approve the minutes; Rachel Fenwick seconded the motion.
3. **Budget.** Karen Weisser shared the budget on the projector screen. The bank balance is \$46,321.78 with roughly \$30,000 of pending expenses.
 - a. **Tree Removal & Invasive Species**
 - i. 43 trees were removed in the past due to liability concerns. The committee plans to tackle cleanup one area at a time. Phase 1 has begun with the cutting down of buckthorn/trimming branches at the south and east sides of the park.
 - ii. GHOA has liability insurance, but nothing else. The committee would rather address these issues now than be sued for damage.
 - b. **Lot 14-17 Drainage Issue**
 - i. There have been issues with easements/swales in 2010 and 2012, but the committee is unsure if those were addressed. Homeowners are being more vocal about needing stuff fixed and it's in the declaration that GHOA is responsible for this.
 - ii. Karen Weisser showed the Graysland plat map and no drainage issues in any home have been reported.
 - iii. Karen Weisser mentioned her discussion with the village Engineer regarding the subdivision and responsibilities of the GHOA and the village. Some land engineers were contacted for estimates to evaluate the stormwater detention basins and easements/swales leading to them.
 - iv. Kevin LaMarre asked if the GHOA has a plan to assess all easements/swales and if homeowners with an easement/swale issue should contact the committee. The committee members are relatively new and swale issue conversations indicated that the stormwater detention basins and easements/swales need to be evaluated.
 - v. Another person asked: Do our funds go to pay for someone else's property? The committee stated that easements/swales and stormwater detention basins on common ground are the responsibility of the GHOA, so they need to pay for it. The committee received three quotes with different solutions, so they need to work with an engineer to determine the best option that won't push the problem to the next home.
 1. Someone recommended that the committee talk to the village building engineer. Get the original design plan dimensions and pitches. This will help the new engineer.
 - c. Moreen Lawnichek made a motion to approve the treasury report and Frank Laveep seconded the motion.
4. **Neighborhood Watch Update.** Karen Weisser and Kent Granberg are on the neighborhood watch and have no activity to report. They provided window stickers to homeowners to deter crime. They

also reminded everyone of the signs at all four entrances, which are an effective deterrent according to the MFPD.

5. **“Invasive Species – Eradication update” with guest speaker Brian Wagner, licensed Arborist from M&M Tree Service.** These species will continue to invade. His team cut the field back 15’ to the original tree line.
 - a. Four types of invasive species:
 - i. **Buckthorn:** Identified by oval serrated glossy leaves with thorns (like a cherry or plum tree) that grows in a bush.
 1. Easiest to control when it’s small. Cut it off and treat the stump with a concentration of Roundup (not the premixed). Produces a chemical that will stay in the soil for years, killing off good soil and the surrounding vegetation.
 2. You can also do a basal spray of Roundup in the winter – killing the larger ones when there is snow on the ground to protect other plans. Mow over cutdown buckthorn for the most cost-effective way to control.
 - ii. **Garlic Mustard:** Identified by the long-serrated edges and white flower on top of this ground plant.
 1. Pull out by hand, since spraying it will kill everything else. Produces a chemical that will stay in the soil for years, killing off good soil and the surrounding vegetation.
 2. It grows in huge clumps and needs to be put into a bag as soon as it’s removed. Do not compost.
 - iii. **Kudzu.** Don’t tear off this thick growing vine. Cut it at the base and treat the stump with Roundup. Wait one month for it to die, then all the tiny branches that have grown around it will disintegrate, and you can remove them. Graysland has young kudzu plants.
 - iv. **Knotweed.** Do not pull it out. Spray it until its dead since each section of the root will start a new plant colony. Multiple applications are required. This weed will tear apart asphalt and concrete foundations.
 - b. A homeowner asked if Roundup is safe. It’s the only thing that will kill it. Use rubber gloves and don’t walk across it or kneel on it. Don’t broadcast spray and stay away from the area until it’s dry. Concentrated roundup may be purchased at Stein’s or Menards. You can also hire Brian and his team.
6. **Annual Assessment**
 - a. As of today, GHOA has collected \$18,737.30. \$3750 is due in back assessments. 14 homeowners are delinquent, but they may not have received their assessments in the mail due to delivery issues. If anyone knows these homeowners if you can remind them:
 - i. Nicole Dueno
 - ii. Bhavani Karra & Srividya Ganty
 - iii. Singh Harpreet
 - iv. Dahlia Reynolds and Amani Maguid
 - v. Nathan and Amy Amack
 - vi. Carla McGinn and Marty Karrels
 - vii. Scott and Heidi Kellenberger
 - viii. Rob May
 - ix. Samantha Johnson and Cole Smitneek
 - x. James Gartzke
 - xi. Kamaludden Daya and Constance Daya
 - xii. Dennis and Ana Schleicher
 - xiii. Bruce and Kathleen Van Eyck

- xiv. Ramin Riazi (trust)
- b. If a homeowner moves, they must alert GHOA and new homeowners.
- c. Rachel Fenwick stated three years ago there wasn't a due date for the assessment, so it was decided to send the assessment May 1st and have it due May 31st with a grace period.
- d. If a homeowner doesn't pay, we will consult an attorney about placing a lien for \$300/hr. in attorney fees. A homeowner stated that this is through a simple, lawyer-less process at the Waukesha County Circuit Court. Rachel Fenwick mentioned that the committee members work and have busy lives. The committee is always looking for people to volunteer! A realtor used to be on the board and could easily do this.
 - i. A homeowner stated if someone hasn't paid in 3-4 years it's worth doing a lien and Karen Weisser recommended doing it sooner.
 - ii. Cathy Stein asked what a lien would do against the homeowner if they can live in the house for years. The homeowner can't get a loan or sell their home, and there's a possible option to garnish wages, but these all come with expenses. The declaration states that the committee has the power to sell their home, but it would be the last avenue to pursue.
 - iii. The declaration requires 60% of homeowners and their mortgage companies to approve a change in the declaration, so we need to follow the rules. Karen Weisser and Rachel Fenwick met with a lawyer two weeks ago and he provided some guidance on moving forward.
 - iv. Another homeowner mentioned that he received the meeting invite with past dues notification but did not receive the assessment letter. The committee will investigate email notifications to minimize costs.
- e. GHOA committee developed a five-year plan in 2023 (previously done in 2020), but it needs to be re-evaluated based on the easement and stormwater detention pond issues. Any recommendations from the engineers need to be considered, so the estimated costs and time frame could impact 2024 and future assessments. The committee will provide an update in November.
 - i. Dale Kuglitch mentioned that him and his wife have lived in the condos for 21 years. They pay dues to GHOA that is used for Graysland, but also pay condo dues. Karen Weisser mentioned that she has a condo association with her adjoining neighbor, and they pay dues. Rachel Fenwick mentioned that Vintage Place condo fees go to grass cutting, snow removal, roof repair, etc. so it's a trade off with homeowners paying for this.
- f. A previous committee member stated that the dredging of the stormwater detention basin came in around \$150,000 about 15 years ago. There will need to be a special assessment for this, which requires voting. If 14 haven't paid at \$175, how many will pay if it's \$500 or \$750? GHOA needs to start preparing that legal action might be needed if the dredging is required.
 - i. Cathy Stein brought up the work she's done on the water issue in her backyard.
- g. Another woman complained about spending money on the green space (outlot #2) that hardly anyone uses.
 - i. Dale Kuglitch commented buckthorn will take over everything and those trees won't be growing. Rachel Fenwick mentioned that outlot #2 is being used more than in the past. GHOA is supposed to maintain assets in the neighborhood it increases property values. If those go, our value goes.
 - ii. Cathy Stein asked how you enter outlot #2. The committee pointed out the public easement entrances denoted by the rocks, including the two new flat, potato rocks.

7. Miscellaneous Items

- a. Shout out to all Graysland volunteers: Dale Kuglitch for lawncare maintenance, Kent and Mary Grandburg for the directory, Richard Borenson for lawncare maintenance near the woods, and Dale Jackson for cleaning up trash on Lisbon and around Lone Oak.
- b. The meeting ran long and there was not time for other topics or open questions/comments. Most attendees stated that the November meeting should be face-to-face.

8. **The meeting adjourned at 8:05pm.**