

**Graysland Homeowners Association Meeting  
May 10, 2023, at 6:30 pm on Google Meet**

Committee members in attendance: Rachel Fenwick, Karen Weisser, Tegan Hendricks  
Homeowners in attendance: Robyn McNerny

**1. The meeting was brought to order at 6:35 pm.**

**2. Reading and Approval of Minutes from the February 8, 2023 meeting.** Tegan read the minutes, Karen made a motion to approve, and Rachel seconded the motion. Robyn clarified that any revisions to the minutes that occurred after the meeting can be added to these minutes.

**3. The third quarter GHOA meeting will be held in person on Thursday, August 10, 2023, from 6:30-7:30 PM at the Menomonee Falls Library Community Room located on the first floor.** The room has been reserved from 6:00 pm - 8:00 pm for setup and teardown. Rachel will look into the cost of having postcards printed and mailed to notify homeowners about the meeting and agenda topics. If the committee proceeds with postcards, the goal is to mail them the week of July 10th.

**4. The GHOA committee is working on a plan for the eradication of invasive species throughout the Wetlands and Common Grounds in Graysland.** The committee is working to establish a cleanup plan and will be meeting with M&M arborist Brian Wagner next week. They plan to review the wetlands and common grounds with him to determine the areas in most need to help establish a rotational clean-up plan and budget.

- a. Determine a budget and hire M&M or M&S Landscaping to aid in clean-up efforts.
- b. Solicit volunteers to clean up with a focus on buckthorn, garlic mustard, kudzu, and Japanese knotweed. The committee will establish a plan to organize volunteers and properly dispose of the debris.
- c. Tegan looked into using goats, but all of the companies stated we were out of their area. Surroundings suburbs have had them, so our subdivision may be too small.

**5. Rachel updated homeowners on the 2023 assessment mailings.** To date, 24 homeowners have paid a total of \$4,550 (22 at \$175 and 2 at \$350). The four delinquent homeowners received certified letters, 3 of which were returned. 1 homeowner will be taken to Small Claims Court. Rachel is going to the Post Office every Friday to pick up, post, and deposit the checks.

**6. The budget will be posted on our GHOA website. If anyone needs more information, please email [grayslandhoa@gmail.com](mailto:grayslandhoa@gmail.com) with your request.** Karen gave the Treasury Report for April. The committee has looked into uploading a password-protected budget and Treasury Report to the GHOA website but has decided not to pursue this due to costs. The basic Treasury Report, which does not contain identifiable information, will be uploaded to the GHOA website.

## 7. Other:

- a. **DNR - Wetland Delineation.** The cost to have a delineation is \$300/acre and the online resource provided boundaries as a reference. It was determined that the online resource met our needs and showed that Wetland #7 no longer exists.
- b. **Assessment Increases.** Rachel stated that she did not agree with yearly increases because the account should only contain enough funding to cover necessary maintenance for common grounds (grass cutting, dead tree removal, eradication of invasive species, etc.) and a limited reserve. Karen stated the issue can be raised at the August meeting with three budget scenarios presented to the homeowners to vote on. Robyn suggested presenting data about other comparable HOA assessments and looking into stated HOA fees on local real estate listings. Tegan will continue to look into this.
  - i. **Realtors and GHOA Documents.** Many new homeowners are not aware of GHOA fees or provided with the GHOA Declaration of Restrictions. Sellers and realtors have not done their due diligence in making sure new owners are aware of the annual assessment of the GHOA doc. This seems to be an inherent issue at Vintage Place, where they are not educated on upkeep for the buildings vs. upkeep for the subdivision. In the past, GHOA assessments were given to Vintage Place HOA and they provided one check, but not individual homeowners are sent the assessment. The reasons are unknown, but potentially due to the 2018 lawsuit.
  - ii. **Increase Feedback.** Robyn indicated that she was expecting a significant increase for the 2023 assessment and was surprised that it didn't happen. Eva Hoppe mentioned the same thing on the GHOA Facebook group.
- c. **Wetland/Common Grounds:** Review of 2-8-23 GHOA Minutes: Section 6 Wetland/Common Grounds - specifically 6) e) "{homeowner} had contacted a lawyer for her common area water drainage...". Rachel stated it would be beneficial if copies of attorney input could be provided to the committee to keep them informed and maintain a record.
- d. **Lot 14-17 Draining Issue.** Tegan raised questions about the swale/drainage issue on the common grounds on her property (Lot 15) and lots 14, 16, and 17, and indicated that other homeowners are considering a lawsuit against the GHOA since nothing has been done since the initial request in mid-2020. The drainage issue mainly impacts lots 15 and 17, but also impacts lots 14 and 16. The most cost-effective estimate that Tegan obtained from 20202 was \$10,000. Rachel read the May 11, 2022 meeting minutes and the committee's decision at the time was to not pursue the matter. Robyn mentioned that the committee's defense if they get sued can't be that it costs too much money. The GHOA's declaration and by-laws state that GHOA is responsible for common grounds. The committee will proactively look into the issue and obtain quotes from multiple companies. Tegan will provide the quotes she received in 2020 as a starting

point. The GHOA committee will be prepared to inform members of the identified issues and the action plan being taken to resolve the issue.

**8. The meeting was adjourned at 8:10 pm.**