

**Graysland Homeowners Association Meeting**  
**November 8, 2023, at 6:30 PM at Dickson Hollow (Fellowship Hall)**

Present: Rachel Fenwick, Karen Weisser, Tegan Hendricks, Robyn McNerney, Dale Kuglitsch, Dan Johnson, Cathy Klein

- 1. The meeting was brought to order at 6:35pm.**
- 2. Budget.** Karen Weisser shared the budget. The 9/30 bank balance is \$44,427.47 with pending expenses of \$22,877.29. The biggest expense is \$11,885.25 for maintenance of invasive species and dead trees in outlot #2. They will be coming back to complete the work.
  - a. Rachel and Karen had an attorney do an official review of the declaration to understand the HOA's responsibility. Anticipating a bill around \$1500. His standard rate is \$300/hr. Karen will follow-up with the attorney to check if we can place it on our website or save it in Google Drive.
  - b. 2023 Assessments: 87 paid on time, 25 paid late, and 7 haven't paid, totalling \$2686.
  - c. The GHOA committee is going to set up digital payment for next year's assessment. Homeowners would need to enter a memo information to link the payment to their home. Updates to come. Robyn volunteered her husband to help set this up if needed.
  - d. The budget information can be viewed on the website.
- 3. Neighborhood Watch.** These meetings are open to all homeowners and feature a speaker. The last quarterly meeting was on 10/19 and focused on internet scammers. The speaker stressed the importance of confirming accuracy of website URLs. Karen will post future meetings on the GHOA Facebook page. If we notice anything they will come more frequently.
- 4. Don't forget to follow our Facebook Page: Graysland Homeowners Association.**
- 5. Open Nominations for the Committee:** The committee received two nominations for Rachel Fenwick and one for Tegan Hendricks, but both are current board members. If we have no members, we can turn this over to the village and they will hire a management company.
  - a. Dan recommends that we charge \$100 for each real estate agent requests. Vintage Place charges \$75/request and the Treasurer keeps the money.
  - b. Dale will encourage people to join the committee and set up a meet and greet.
  - c. If we get someone to nominate themselves, we may appoint them.
  - d. Dan recommends outsourcing as much of the committee work as possible.
- 6. Vintage Place culvert (wetland #3):** Dale reviewed the landscape maintenance he has been doing each year. Dan said there is an approval plan with the village to take care of the flooding situation at Vintage Place, but there is no established timeline.
- 7. Other:**
  - a. Karen presented Rachel with a plant as a thank you for volunteering on the committee.
  - b. The committee is never notified when homes are bought or sold. It is a difficult bridge to gap, so a welcome letter would be a good introduction to the subdivision. Dale will ask his wife and Peg about volunteering to do this.

8. **Approval of Minutes from the August 10, 2023, meeting.** Due to time constraints, the minutes were not read. Karen made a motion to accept the minutes and Rachel seconded the motion.