

Graysland Homeowners Quarterly Board Meeting

February 10<sup>th</sup>, 2021 Zoom meeting at 6:30 PM

Present: Kevin LaMarre, Rachel Fenwick and Jamie McQuillan, Dale Kuglitsch (non-board member)

1. Welcomed Jamie McQuillan as our new board member. We are happy to now have a full GHOA committee.
2. Discussion about mailing annual assessments the same time each year and have it due the same time each year. It was decided and unanimously voted on that the annual assessment would be mailed the end of April each year and would be due the last day of May of that same year. Per GHOA declaration, "14 D. Assessment become due and payable thirty (30) days after the mailing or personal delivery of the notice, as the case may be. "
3. Discussion re: Common Area East entrance into Graysland Subdivision. Dale stated he was working with M&S Landscaping:

a. Spray viburnum in common area adjacent to Lisbon Rd.	approx.	\$70
b. Cut down and remove dead viburnum	approx.	n/c
c. mulch (dark brown hemlock) around "Welcome" sign	approx.	\$250
d. Remove debris from Lisbon detention pond	approx.	\$250

Dale K. will get back to the board as to what was completed by M&S Landscaping and the final cost;

Dale K. will purchase Coral Bell plants and he will plant them in the area near the east entrance signage. He will be reimbursed for the plants but will not charge for his work.

4. CLS to spray invasive Garlic Mustard in all common areas? We need an estimate.
5. M&M Tree Service was hired to cut and remove 46 dead trees in the common woods and the chips to be put onto the path. Work was started but had to be stopped due to the ground being too wet for large machinery. M&M will let Rachel know when the work will resume. Rachel, Jamie and Dale will oversee this work.
6. Homeowner requested permission to have a new concrete patio installed behind their condo. They will present plans to the board for the concrete patio as soon as possible. Once plans have been reviewed by all board members, homeowners will be contacted with their decision.
7. Discussion about updating 2021 budget and increasing annual homeowner assessment. The 2021 budget that was presented to the board last fall showed that if the assessment were not increased, the budget would again be a debit. Considering the assessment has not been increasing to keep up with price increases for the past 20 years, it was unanimously agreed upon, that the annual assessment should be increased in 2021 by \$50.00. This would make the total annual assessment for 2021 \$150.00 per homeowner, or just \$12.50 per month per homeowner. The board believes with this increase GHOA should be caught up with the prices that companies are charging to do work on all the common areas. Also, the capital RESERVE will be increased. If the RESERVE retains a credit the owners will not have to pay a 'special assessment' if there is ever a need to have any large job done on any of the common grounds, e.g., dredging one of the ponds, wetlands, etc.

Meeting was adjourned at 7:45 PM

Respectfully submitted,

Rachel Fenwick