

Graysland Homeowners Association Meeting February 8, 2023, at 6:30 pm on Google Meet

Present: Rachel Fenwick, Karen Weisser, Tegan Hendricks, Paul Mindel, Mike Harvey, Kevin La Marre

- 1) The meeting was brought to order at 6:31 pm.
- 2) Mike asked if he and others can see the agenda ahead of the meeting. The committee will send the agenda with the meeting invitation.
- 3) Approval of Minutes from November 9, 2022. Rachel made a motion to approve, Karen seconded the motion, and Tegan agreed with the motion for full committee approval.
- 4) Update on GHOA Treasury Report.
 - A) Karen reconciled the 2022 financials and saved them in Google Docs ([link here](#))
 - a) 2022 Revenue: \$18,846.25
 - b) 2022 Expenses \$10,892.58
 - c) 2022 Net Income \$7,953.67
 - d) 2023 Budget \$12,454.90
 - B) Six people have unpaid dues from 2022: three are behind one year and three are behind more than one year. Past due balances amount to \$2,755.
- 5) Update on boulder placement.
 - A) Rachel discussed boulder placement with Mr. Hoffman from the village. He confirmed that the village is responsible for 30 feet in either direction from the middle of the road for public right-of-way (excavating, constructing, maintaining, or repairing utilities and all other facilities in paved and non-paved areas). Boulders will be installed 12 feet away from the curbs at the two entrances to Outlot #2.
 - B) The placement of boulders at 12 ft allows for village work, such as sidewalks. For example, if a majority of GHOA members (51%) elected to have sidewalks in the future, then the HOA would need to make the requisition, and all of the homeowners would need to provide upkeep and contribute to part of the installation cost incurred by the village.
- 6) There are seven wetlands and 28 homeowners with common ground on their property, many of which are in need of maintenance. Note: the term pond is used by Paul and Mike in reference to the stormwater detention basin.
 - A) GHOA committee will contact the DNR to have the seven wetlands delineated for a cost of \$300 (or less if possible). The committee will then prioritize the wetlands and common groundwork and begin an annual maintenance schedule and multi-year projected schedule based on those areas in the most need.
 - B) Paul Mindel and Mike Harey reiterated their concerns from the November 9, 2022 meeting. Paul spoke with the DNR on 11/10 and they had evaluations from Lake and Pond Solutions, LLC and Lake Country Conservationists in regards to wetland #4 at their expense (available to homeowners by request). They are concerned about wetland #4 filling with debris. As the pond gets more shallow, the water temperature goes up and creates more algae. They were given the recommendation to add enzyme packets at regular intervals into the pond to take care of leaf litter. Paul's endgame is to make the pond more attractive and invite people to come out to enjoy it.
 - a) GHOA committee had a licensed arborist from M&M Tree Service review the stormwater detention basin and said it should be left alone since it's a water detention basin for runoff water from outlot #2. The committee stated that it's not a structured pond, and sometimes there is no water in it. A few members voiced concern that the financial investment will not draw more people and only impact the 4-5 homeowners.
 - b) Paul and Mike have repeatedly offered to cut down some of the trees and buckthorn at the detention pond. Paul is willing to go on record and sign a waiver to release GHOA if he gets hurt in removing buckthorn or cutting down trees. There was concern about the release of liability and if his insurance would honor this signed waiver.

- c) Kevin stated that the goal of the HOA would be to prioritize clean up of the buckthorn and dead or dying trees. If this was done near wetland #4 that might aid in reducing issues with the detention pond.
- d) Karen mentioned that she and her neighbor had gone into the wetland area on their property and cleaned up some of the dead trees that the buckthorn had destroyed.
- e) Tegan stated that she had contacted a lawyer for her common area water drainage issues and the lawyer stated that legally a homeowner couldn't do work on HOA-owned common ground and wetlands on their property, besides removing dead, diseased and dying vegetation.
- A) GHOA is looking into options for the removal of buckthorn, Japanese knotweed, and kudzu on common ground, such as M&M or goats.
 - a) Invasive species are expanding and getting harder to manage with an indication of buckthorn approaching outlot #2. Grass-cutting costs have gone up over 10% this year, so we're looking at creative ways to tackle these projects.
 - b) The committee is determined to help define the wetlands, remove invasive species, and create an updated five-year project priority plan (reflecting on the one created in 2019) to help solve problems to improve quality and maintain property values.

7) Homeowner to small claim's court. The six homeowners with past due amounts will receive a 12% penalty on their next assessment letter. The HOA will initiate taking one of the homeowners to small claims court. The homeowner would be liable for all court fees plus any fees that GHOA would incur.

9) Increase of annual Graysland Homeowners assessment.

- A. As discussed in this meeting, the nominal budget continues to be a constraint and prohibits the committee from tackling projects. The GHOA will raise the dues by \$25 in 2023 to \$175 and will also need to raise our fees for 2024 with the suggestion of \$225/year. There will also be future increases based on the rising costs, so the committee will work on a five-year financial plan with estimated inflation rates.-The committee will address the necessity of future fee adjustments in the 2023 GHOA assessment notice.
- B) The committee is contacting neighboring HOAs to create a comparative analysis to aid in future financial decisions.
- C) Additionally, the declaration states that if the village or DNR should need to dredge the two big detention ponds the HOA will be held financially responsible.

10) Updating the GHOA website budget page with a password. All homeowners will be provided a website password in the upcoming assessment letter so they have access to GHOA financials. This will allow us to protect financial information from the general public.

11) Kevin La Marre mentioned that ten years ago or so ago several homeowners volunteered their time to clean up the wetlands and common areas. This is an opportunity that the committee will evaluate for 2023.

The meeting was adjourned at 7:55 pm.