

Minutes

2007 Annual Meeting
Graysland Homeowners Association
7 pm Wednesday, February 7, 2007
U S Bank, Butler, WI

Call to Order

Graysland Homeowners Management Committee Members Lynn Otterstein, Lorraine Jewell and Kathleen Gullickson Called the meeting to order at 7:07 pm. There were 12 members present for the meeting. All were given copies of the 2006 Financial Statement, the agenda and copies of the duty requirements for serving as a Neighborhood Watch Captain (MFNW) provided by current Captain Janet Plowman who has served in the position for several years. Interested persons were asked to contact her 783-5103. Copies of the 2006 Subdivision Annual Directory were also made available.

Management Committee Members introduced themselves.

Minutes of Previous Meeting

On motion duly made and seconded, it was agreed to dispense with reading of the minutes of the previous meeting and the report was approved as distributed by mail following the 2006 Annual Meeting.

2006 Financial Statement/Budget

The 2006 Financial Statement/Budget contained on one page was reviewed by Ms. Otterstein and on motion duly made and seconded and carried approved as presented at the meeting. It was noted that the ending balance was somewhat less than when originally prepared because some minor expenses were paid.

In the discussion that followed, members heard the following observations regarding the financial condition of the association:

There is one unpaid member. Committee members had reviewed the matter and determined that retaining a lawyer to pursue a lien would have been less than cost-effective. However other means are being pursued to collect this amount.

AJ Landscaping has done an outstanding job in taking care of the common property in the subdivision. Committee Members contacted the exec of AJ Landscaping and noted that they would not raise its fees in 2007. It was also noted that if substantial work was needed for fallen trees in the common area or other work such as elimination of noxious weeds there could be increases. Members also offered their appreciation. Ms. Otterstein also noted that the other largest single expenditure was for insurance for the association, which includes Directors and Officers liability protection for members of the Management Committee.

Ms. Otterstein reported that her husband John, had personally done an extensive amount of

work for the subdivision at a lower cost to the association. That work included the clearing of debris from the culverts in the woods and retention pond areas, cleaning and repainting the two entrance signs, Christmas decorations on both and repair of a fallen section of fence. Association members commended John and thanked him for his good work.

In response to a question, Ms. Otterstein noted that poison ivy had been sprayed in the wooded area. A member asked if the other noxious weeds couldn't be sprayed in common areas vs homeowners pulling the weeds on an individual basis to keep them from invading the individual yards.

There will be no increase in dues for 2007.

There was also a brief discussion on the reserve and its importance. A member noted that the reserve was essential if the drainage/water detention ponds needed substantial work for any reason. The reserve funds would be used for work of this nature, thus avoiding any special assessments for the residents. Ms. Otterstein said she had discussed the issues with the village engineer but noted there had been no work from the DNR re: inspection of the drainage areas thought it was thought it might be done in 2007. She said the association would need to use a consulting engineer to plan and carry out such work and that it could cost in the area of several thousand dollars.

Election of two Management Committee Members

Ms. Jewell said the membership needed to elect two new members to the Management Committee to succeed Ms. Otterstein and herself. On motion duly made and seconded, Mary Robinson and Kent Granberg were unanimously elected to serve two year terms.

Other Management Matters

Volunteers were called to handle the Annual Spring Clean-up. It was agreed that if Ms. Trettin was not able to work on the project, Michael and Mary Robinson would assume direction. Saturday, May 5 was the chosen date with Sunday May 6 as an alternative or rain day. Participants are asked to bring their own gloves. Ms. Jewell reported that Member Dave Wechter had done an incredible amount of work in collecting and disposing of the collected bags of trash in 2006 and he merited the thanks of everyone.

There was a brief discussion on scheduling a "Ladies Night Out" as had been done previously. Ms. Robinson said she and others had a flyer awhile ago on a bunco night at the members homes. If anyone is interested they can contact her. It was also mentioned that a book club could be organized.

There was a brief discussion on holding an association member picnic as had been done other years. There were no volunteers and no further action as taken though it was noted that details might yet be worked out.

There was a brief discussion on protocol for welcoming new residents to the subdivision. It was agreed that the process, while it would be most welcome, was difficult to do insofar as

scheduling is concerned. No further action was taken.

There was discussion on insuring that new members get copies of the Association By Laws and Ms. Otterstein said there was an ample number of copies available. No further action was taken. There was also a brief discussion on whether the by laws might need revision. It was suggested an association committee of two or three persons might be named do such a review but no action was taken at this time.

All members were reminded that rummage sale signs can be used at both entrances but must be removed immediately after the event is over. For sale signs are NOT allowed any time at either entrance but can be used in yards.. Wading pools can be used in season but should not be up year round. All lamp posts must be kept in working order and light bulbs must be replaced promptly when burnt out.

Some consternation was expressed regarding a large number of cars appearing the drive of one of the duplexes on Graysland Dr just off Lisbon Rd. Questions were raised about the number of person that might be residing in the home. It was recommended that the association by laws be reviewed to determine policy on both matters and that the owner of the property be contacted via registered mail and told of the violation of the association rules and that he is required to be in compliance..

Concern was also expressed that one Graysland Dr. resident had been dumping refuse into the large drainage pond area parallel to Lisbon Rd. Management Committee members had remonstrated with the resident.

In response to a question, Ms Jewell said that Janet Plowman and JoAnn Wordell produced and published the Annual Directory. Members commended the two for their diligence in getting this important publication done.

Old or New Business

Members offered a round of applause for the work done by members of the Management Committee and commended them for their dedication and diligence on behalf of the association.

Adjournment

There was no further business and the meeting adjourned on motion duly made, seconded and carried at 8:08 pm.

Respectfully submitted,

William Brouse, Resident and Acting Secretary

SEE OVER

Members in attendance

John and Lyn Otterstein

Lorraine Jewell

Justin and Kathy Gullickson Baran- 783-1844*

Bill Brown

Michael and Mary Robinson-781-5971*

Tom Gripp

Fred Wordell

Kent and Mary Granberg-373-0970*

Jim Seftan

*Management Committee Member