

Graysland Homeowners Association
Menomonee Falls, WI

Annual Meeting Minutes – March 19, 2008

The 2008 Annual Meeting of the Graysland Homeowners Association was called to order by Management Committee Member Mary Robinson at 7:05 p.m. The meeting was held at the US Bank building in Butler, Wisconsin. Present at the meeting were Management Committee member Mary Robinson, Kent Granberg, and Kathy Gullickson, and 21 homeowners.

Old Business:

Deed Restrictions: At the 2007 Annual Meeting, a recommended set of revised deed restrictions was distributed to those homeowners present. The purpose of the revisions was to set forth more specific rules to allow the Architectural Control Committee the tools to enforce the maintenance of the exterior appearance of the homes in the subdivision. Mary indicated that subsequent to and since this distribution, there has been no interest expressed either through the website, by phone, or in person, leading the committee to believe that there was no interest in making any changes. There was some discussion at this meeting concerning renewed interest in revisiting these revisions, and the issue was tabled until future meetings and distribution. It was suggested that these changes be included in a future mailing.

Review of the Annual Report and Budget: Several copies of the financial information were made available for homeowners' review. Mary Robinson noted that the reserve is increased annually, and the common area landscaping cost increased by 5% over the previous year. The financial information was approved as presented.

It was suggested that this information, as well as other information such as meeting notices, be mailed to all homeowners, including non-resident owners. The suggestion was duly noted.

New Business:

Block Watch Captain Fred Wordell reported that The Village's Block Watch organization is very active and provides timely information on crime such as identify theft, internet security, etc. in the village. Fred noted that there has been no crime in the Graysland subdivision, but reported that the organization has recently been made aware of a suspicious person approaching homes reportedly to inquire about a vehicle for sale. The person has not yet been apprehended, and Fred encouraged homeowners to be alert, know their neighbors, and contact the police if any suspicious activity is witnessed.

It was noted that the association's website is a means to relay such information. Homeowner, Aaron McNerney, volunteered to take over the responsibility of keeping the website up to date. The association's directory will not be updated in 2008.

Volunteers are needed for the following events:

- Spring clean up – This event will be held the second week in May (rain date to be determined) again this year. Kent Granberg will head up the committee.
- Rummage Sale – This year the rummage sale will be coordinated with the condominium owners to maximize the exposure for all participants. Kent will contact the condominium owner who organized their rummage sale last year to establish a date for the event.
- Summer Picnic – August 23rd is the date set aside for this event. The 2007 picnic was well attended and featured children's activities and games. Following last year's picnic, two large tents were purchased. The rental of the blow-up equipment should be done several months in advance, and while no one offered to chair this event, it was noted that several homeowners will work together to plan.
- Fall event – There was some interest in a fall event. Information on this event will be made available closer to the event.

Kent announced that Kathy Gullickson's two-year term on the management committee has expired, and that Aaron McNerney will be the newest member of the committee, also serving a two-year term.

Open Forum:

It was suggested that signage, especially advertising and real estate signs, along Lisbon Road be kept to a minimum. It was suggested that cut down trees not be dumped in the woods. It was also noted that homeowners are allowed to cut down trees on their own property.

There was some discussion concerning whether the pond will be cleaned. It was stated that the "pond" is determined to be "wetlands", and according to the Department of Natural Resources (DNR) cannot be touched. Kent acknowledged that this is a subject which should be discussed at a later date. A homeowner inquired if he could have new siding installed on his home and was advised that the siding must be cedar, according to the deed restrictions. Homeowner Dan Sullivan was the recipient of the Home Depot gift card.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Jo-Ann Wordell
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