

Graysland Homeowners Association

GHOA Committee Meeting #2, May 11, 2022

Committee Members present: Jamie McQuillan, Nicole Sutter, Rachel Fenwick

Homeowners present: Karen Weisser, Janet Plowman, Robyn McNerny, Teagan Hendricks

Meeting began at 6:30pm

1. Karen Weisser presented the information for a Neighborhood Watch Program. She attended an open meeting where MF Police Officer Jay Weber explained what it is and how it is beneficial to neighborhoods to use this program because it deters possible criminal activity within a neighborhood. Kent Granberg is presently a Watch Captain on the north side of Graysland. Karen is willing to become a Watch Captain for the southern area of Graysland. Window signs for private residents are available for free. Yard signs are \$15.00 each. Large and durable signs for neighborhood entrances are \$100.00 each and the program installs them for free. Officer Jay Weber stated the large entrance signs do help to deter criminal activity. What is the best way to relay this information to the 119 homeowners? (Special update mailing?)
2. Janet Plowman is spearheading the updating of the Graysland Subdivision Directory and will also be passing hard copies out or emailing a copy to those who want one. A special insert was included in the assessment mailing May 1st. The only way a homeowner can obtain a copy is to be IN THE DIRECTORY. The information in the directory is NEVER shared with any outside source. It is for the Graysland neighbors only.
3. Rachel explained that 8 trees must be cut down in the woods because they are a possible threat to anyone using the woods. Strong winds pushed over trees that are now leaning against other trees making it a dangerous situation. M&M will be cutting the trees down within a short period but will not chip them or remove them from the woods.
4. Rachel presented the idea of marking the two public entrances to the 'park area' so all homeowners would be able to access the park. There are no markings to the entrances presently. The entrances are on the northwest corner of Graysland Dr. (west) and near the northwest corner of Lone Oak Lane and Graysland Dr. Both entrances are situated between two private homes. It was discussed that all homeowners have the right to use those two entrances since it is common ground, but at the same time what type of 'path markings' could be installed that would not interfere with the four private homeowners.
5. Rachel discussed the plantings at the west entrance need to be trimmed to clearly see the entrance sign. Also, it has been requested by a homeowner that perhaps solar lights should be installed since the sign is difficult to see at night. The committee agreed to have the plantings trimmed but decided against installing solar lights.
6. Rachel also stated the 2022 annual assessment notices were mailed on 4/27/22. To date, 31 homeowners have paid. Inside that envelope were inserts explaining the Neighborhood Watch program and the Graysland Owners Directory (which also requested homeowners to send back that insert filled out and mark their preference for a hard copy of the directory to be picked up by the homeowner or a copy be emailed to them.)
7. The committee met with three attorneys this morning from the law firm of Zimmer & Rems LLC to find solutions on how to collect late assessments (the 5 current late assessments total \$3491.02. Some have not been paid for over 4 years even after being mailed up to 3 delinquent notices each year). It was suggested the committee work on a timeline as to when the assessments are mailed, when they are due, and at what point would the

attorneys be requested to send a letter to the delinquent homeowners, and then, at what stage to begin the process of placing a lien on their home. We also discussed at what point would a homeowner be taken to Small Claims Court to obtain payment. The committee voted unanimously to hire this law firm to help expediate payment of our annual assessment.

8. Nicole informed us that the GHOA's bank account at this time has \$22,467.90. She also reminded us that GHOA bills are due between spring early October. M&S grass cutting, M&M cutting trees, liability insurance, mailings, web domain cost, etc., and at this time a reserve of \$15,000.00 is also kept for future maintenance.
9. Teagan Hendricks presented a request to have a water problem in her backyard be resolved through the GHOA. In 2020, the GHOA committee visited her backyard to better understand this problem. When Graysland was built in 1998 there was a visible swail on common ground from the west side of her property (south side of Lone Oak Lane) to the southern portion of her property. Through the years it apparently had been covered over by dirt run off from another property. Looking back on the minutes from August 12, 2020 meeting, it was discussed and tabled at that time because of the cost. It was also stated that there are 25 other properties in Graysland that also have drainage easements and could at some point also have a similar problem. The committee realizes there is a potential for considerable expense to resolve this matter at all the properties.

Respectfully submitted by
Rachel Fenwick

End of meeting 8:35 pm