

# Graysland Homeowners' Association Menomonee Falls, Wisconsin

Committee Meeting  
July 25, 2018  
Minutes

The meeting was called to order by Brian Arndt at 6:35 pm.

Committee members in attendance: Brian Arndt, Kevin LaMarre, Mary Jo Cleaver

There were 8 association members in attendance. The Committee permitted the owners to participate in discussions and make comments during the meeting.

There were no previous meeting minutes to review.

Committee Business Meeting, Brian Arndt presiding:

1. The assessment will remain at \$75 per unit for 2018.
2. A schedule of Committee meetings, Association meeting and notices, to begin in 2019, was adopted, as follows:
  - The Committee will meet quarterly on the 2<sup>nd</sup> Wednesday in the months of February, May, August and November.
  - The HOA meeting will be held semi-annually in odd-numbered years (when a Committee election takes place) on the same date and in the same place as the November meeting of the Committee.
  - The assessment for the following calendar year will be determined at the November meeting.
  - A single annual notice for all 4 Committee meetings will be sent at least 10 days prior to the February Committee meeting.
  - The annual notice of assessment will be included with the annual notice of Committee meetings. The notice of assessment will be sent by regular mail. Any owner may request that the notice of assessment be sent via certified mail. Any late-payment notices will be sent by certified mail (no penalty may be assessed unless payment is not made by the date indicated in the certified mailing).
  - The notice of the semi-annual HOA meeting and election will be mailed at least 60 days prior to the HOA meeting.

This schedule accommodates the notice requirements in the Declaration of Restrictions, while limiting the number of time-consuming and expensive mailings.

3. Brian indicated that there is a need for owner involvement in carrying out the tasks of managing the Association and its common areas. The following owners volunteered to help:
  - Quentin Forrer will contact DNR concerning invasive species and wetlands.
  - Annie Forrer will manage the website.

4. Landscaping issues:

- Paths to the common areas will be planted with grass, so as to be maintenance free. For the security of owners who live adjacent to the paths, there will be no signs marking them. Owners have access to this meeting in the Association map included in the Declaration.
- There was discussion of issues in the wooded path. The roots are a tripping hazard. The path used to be covered with wood chips, however they deteriorated and got in the drains. Blacktop would be expensive up front, but would be better in the long-term. The issue was tabled.
- The invasive species of Japanese knotweed, buckthorn and mustard have been identified in the common areas. Kevin and Quentin will look into this.
- Brian indicated that there are dead trees adjacent to Lisbon Road that need to be removed.
- It was noted that there is no authority in the Declaration to deal with owners who do not maintain their properties.
- The pond needs to be cleared out and dredged. It doesn't drain properly. The cost to dredge is \$75,000 to \$100,000. Kevin and Quentin will look into this.

5. Delinquent assessments:

- Two liens were filed against owners who had overdue assessments.
- One owner, on whom a lien was filed, made an agreement to make payments for delinquent dues and attorney fees. The Committee agreed to waive the interest on these payments.

The meeting was adjourned at 7:50 pm.

Submitted on October 24, 2018  
Mary Jo Cleaver