



Homeowner's Association, Inc.
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Annual Meeting
November 30, 2021

Minutes of the Annual Meeting of the Greystone Estates Homeowner's Association, Inc., Port Washington, Wisconsin, held at the Grand Avenue United Methodist Church in Port Washington, Wisconsin at 7p.m. on the 30th day of November 2021.

I. CALL TO ORDER

Board member Michael Braley called the meeting to order at 7:00pm.

II. INTRODUCTION

Board Members were introduced:
Michael Braley, President
Michelle Klug, Vice President
Ross Brooks, Treasurer/Secretary

III. FAMILY PROMISE INFORMATIONAL PRESENTATION

Two representatives from Family Promise presented information regarding the planned emergency shelter located at the corner of LL and Sunset Road (1505 Sunset Road). The shelter will provide homeless persons with a safe place while they work on moving from homelessness to housing. The emergency shelter will serve all household types, families with children, single adults and couples without children. Additional information and FAQ can be found on their website - <https://www.familypromiseoz.org> or by contacting them directly at 262.268.2723.

IV. ALDERPERSON DAN BENNING UPDATE

Dan Benning, the Ward 4 Alderperson, provided a Review of Port Washington 2021 projects completed, 2022 planned projects and other development updates.

V. PHASE III UPDATE

Neumann will not be including lots located in Phase III as part of the Greystone HOA. The lots are located in the Town of Port Washington and are planned to have their own restrictive covenants. The Board and our HOA Attorney have been pursuing a plan with Neumann to ensure the HOA is reimbursed for the future lots' share of expenses related to maintenance of our stormwater ponds, if they will be utilized.

VI. FREIER FIELDS

There is a new subdivision (Freier Fields) being proposed located North of Sunset Road and West of Amber Lane. The Taylor family owns a 31-acre parcel of land directly west of the Greystone subdivision and is working with Scott Batchelor and Michael Batzler, the original Greystone developer, to develop a new single-family subdivision on the Subject property. The City conducted a subdivision “discussion” as part of the September Plan Commission meeting to get resident input prior to any formal votes or actions by the Plan Commission. The meeting was heavily attended by many Greystone residents and the Board, and key issues of concern were mentioned and taken into consideration. All are welcome to attend future City of Port Washington Plan Commission Meetings to continue to provide feedback and stay informed.

VII. HOA WEBSITE

The Association has a new website located at www.greystoneportwashington.com. The website houses electronic copies of documents, a new online feature for payment of annual dues, a “Contact Us” email function, as well as a News section for Association updates.

VIII. DEFINITIONS

Definitions were provided for the following:

1.) Pools - The policy regarding permanent pools will be as follows: the definition of “permanent” pools will be those requiring any type of permit from the City (this includes any pool over 24 inches in height), requiring electricity or that it cannot easily be put away and stored after each use. “Temporary” pools will be limited to those not requiring a city permit, any form of electricity, and maintaining the ability to be put away and stored after each use.

2.) Storage - The policy regarding storage will be as follows: Any parking of restricted items over 48 hours, consecutive or nonconsecutive, over a 30-day period becomes storage.

IX. RESTRICTIVE COVENANTS INFORMATIONAL PRESENTATION

Attorney Morton Grodsky presented regarding restrictive covenants. The presentation advised that an Association is 1.) a community of people living together hopefully peacefully and working together when necessary and 2.) also like a governmental body with rules to live by, just like a city with a Board of Directors who are obligated to interpret and enforce the various rules. By this same token, the documents also require unit/homeowners to abide by the documents and the Board interpretation. The Association can amend the documents by following the appropriate amendment procedures and obtaining the proper percentage of votes at a meeting to amend. An explanation was also provided that the CC&R’s are recorded documents on file with the County, fully enforceable, and flow with the land. By virtue of ownership of land, owners agree to abide by all Restrictive Covenants.

X. CLOSING REMARKS/OPEN FORUM

Various comments and questions from the floor were discussed.

Michael made a motion to adjourn the meeting at 9:00pm. Ross seconded. Motion carried.