



Homeowner's Association, Inc.

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Annual Meeting March 15, 2019

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 15th day of March, 2019.

I. CALL TO ORDER

Board member Michael Braley called the meeting to order at 7:01pm.

II. INTRODUCTION

Board Members introduced themselves.

Michael Braley, President

Michelle Klug, Vice President

Ross Brooks, Treasurer/Secretary

The purpose of the Board was explained indicating they are volunteer officials responsible for all operations of the Association and it is their duty to ensure the community governing documents are followed and enforced. 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.

III. PROGRESS TO DATE

The Association was turned over to the homeowners in December, 2018. Repairs have been made to the entryway lighting with having functional and updated energy efficient bulbs in fixtures. Degraded plantings have been removed from the front entryway and brush cutdown has been completed on 3 ponds so far. Snow removal and landscaping contracts are on track. Snow removal contract is in-place and landscaping is currently being bid out. Improved means of communication were provided for contacting the Board via a new P.O. Box and designated email. Restrictions have been made readily available in hard copy at meeting and via email request. All Restrictions will be enforced. Past dues have been collected of over \$6,250, mainly from lack of updated contact information. They are down from 38 overdue owners at the time of turnover, to under 20 still due. The HOA is not assessing interest charges

as of yet and have financial records from B&N Development and Elite Management. The annual dues are being kept at \$150/per lot for 2019, and the Board wants to continue to build up reserves so that the Association would not have to special assess for a large expense in the future (the ponds). Greystone has the lowest annual HOA dues in the surrounding areas.

IV. PHASE II UPDATE

Harbor Homes will be the exclusive builder for Phase II. They are under Neumann Development's company umbrella. There is not currently a website up, but it should be available within 30 days. The proposed price-point per Neumann will be around \$340,000-\$360,000 with an average size of 2100 square feet. Phase II will be included with Phase I under one Association. The developer will be paying dues on all open lots. Batzler put down money with the City to finish putting in trees in Phase I, but all homes in phase II will be responsible for installing their own trees per their builder/City requirements. There are no plans for additional retention ponds in Phase II. In lieu of a park, Batzler donated money to the City for a park. The Board plans to investigate the options that might be available, as neither Phase has enough available land for the placement of a park.

V. FUTURE PLANS

Pond cleanup will be continuing and the options regarding maintenance will be pursued. The Board reminded owners that nothing is to be dumped into the pond. Trash from new construction appears to be ending up in the pond and will be addressed with builders. Cleanup of neglected landscaping from prior management will continue and entryway landscape rehabilitation and improvement planned. Distribution of Restrictive documents is planned to begin with new owners after time of purchase. The remainder of outstanding overdue annual dues from owners will continue to be addressed and collected. The establishment of committees will be pursued as needed. Feel free to contact the Board with any questions or concerns. The Board asks to please provide them with your email addresses so they can send email blasts when needed (no junk emails).

VI. CLOSING REMARKS/OPEN FORUM

Various questions from the floor were discussed.

Michael made a motion to adjourn the meeting at 8:14pm. Ross seconded. Motion carried.