



Subdivision Association Inc.
P.O. Box 96, South Lyon, MI 48178-0096

Annual Meeting January 29th, 2024.

1. Meeting called order at: 739p by Chris Sadler - 2023 Pres
 - a. Current officers serving (2023) are:
 - i. President - Chris Sadler
 - ii. Vice President - Craig Sutton
 - iii. Treasurer - Brian Ehresman
 - iv. Secretary - Chuck Mason
 - v. At large members: Brian Gawne, Troy Oster, Scott Mlynarczyk
 - vi. Community members in attendance: Lindell Juergens, Brian & Alesia Stone, Anita Maceri, Megan Winkle, Jeff Harton, Erik Mayernik, Dale Berry, Chuck Mason, Brian Ehresman, Brian Gawne, Chris Sadler, Craig Sutton, Troy Oster, Scott Mlynarczyk, Andrew Sanders, Chris & Laura Williams, David Kehoe, Erik & Doug Johnson, Greg Jacks, Heide Oprisu, Joe & Tara Pearlman, Dennis & Lisa McBride, Josh Goike, Nick Majuer, Mike Cummings, Rachel Brock, Tracy Wenzel, Rocco Ragnone, Tammy & Joe Bell.
2. 2023 minutes read into the meeting record by Secretary Chuck Mason at 744p.
 - a. Motion to accept: Dale Berry / 2nd Erik Mayernik / Vote - unanimous in favor
3. Old Business - 747p
 - a. Last year's finances reviewed by Brian Ehresman - Treasurer
 - i. Motion to accept Erik Mayernik / Second Chris Sadler / Vote Unanimous
 - b. 2023 Legal Settlement Update - Brian Ehresman. Brent Belesky of 13957 Bridgewater Ct had accrued late fees for two years. The Board has been advised by council to pursue all late monies promptly. We followed through on this by contacting Mr. Belesky directly, and then after receiving no answer, by engaging a collections attorney. Mr. Belesky was given opportunities at each step to end the process and pay the current amount due. He chose not to do so at each stage and eventually we pursued the process to a court hearing where the HOA was awarded the full amount owed with all legal costs. Wage garnishment proceedings were then pursued resulting in full recovery by the HOA.

4. New Business - 800p

- a. Budget for 2024, Brian Ehresman - Treasurer (see document on website), during discussion of 2024 budget the Board fielded complaints about trash being included in the 2024 dues from Brian & Alesia Stone and Jeff Harton. Both felt that the process had not been open enough. All other residents in attendance were in favor of the Board's handling of the trash vendor situation.
- b. Aylebury Entrance: Craig Sutton, we are evaluating which trees need to come down, and whether to replace them with something more durable. Other entrances to follow.
- c. Recap 2023 Projects - The HOA suffered quite a few fallen trees, we have cleaned up the fallen timber and thankfully had the budget to absorb this. There are still a few areas around that need more timber to be cleaned up.
- d. We received a question as to replacing fallen trees with new saplings to keep the tree cover in the sub. This will be addressed on an as needed basis per situation, but probably is appropriate with the Bradford pears.
- e. We received a question as to adding 'Dead End' signs at the various cul-de-sacs to help cut down on wayward traffic. The HOA does not have the authority to do this, requests need to be routed through Livingston County.
- f. Reminder about dumping and legal consequences - Chris Sadler. Some residents are under the impression that the edges of 10 mile are cleaned up by the county. This is not the case, they are HOA responsibility and anything dumped impacts our budget. Please dispose of fallen timber or yard waste from your property yourself. Dumping on vacant property is a misdemeanor offense and will be turned over to the Township officer in charge.
- g. Coach lights are a required item, please make sure you have an operable coach light. Solar lights are acceptable if you do not have power available at your installation.
- h. Review of trash situation - Chris Sadler. The HOA Board has spent a considerable amount of time reviewing the sub trash situation. Preserving the roads is the biggest cost item by far and as such we decided to pursue a single trash vendor solution which would eliminate many of the heaviest trucks in the sub. The HOA negotiated a 25% discount on trash rates and passed this on to residents, and brought billing in house to allow signing a single point contract between the HOA and the trash vendor. We have 141 homes in the HOA and roughly 130 were already using Dougies Disposal. Our bidding process came down to Dougies or Duncan and for this round. Dougies was felt to be the better option all things considered. The Board is working with the remaining few residents to help with transitioning to Dougies and asks for everyone's help. Replacing the roads will be a huge cost item and this really helps to stretch out the timeline.
- i. Food Trucks - Chuck. As Covid has wound down, food trucks have more lucrative options than coming to subs and they are no longer interested, so this has run its course.

- j. Greeting committee - Chuck. We did 'new resident' gift baskets, composed of local community gifts, for several years and this seemed well received. The Board is interested in continuing if we can get a new volunteer to step forward. If you are interested please contact the Board.
 - k. Plowing/Potholes - County responsibility, phone # on the sub website. A question was asked as to how the county bills for new roads. The process involves us petitioning the county to re-do the roads. When the roads are completed the county issues a bond on behalf of the sub and assesses each lot for a share of the bill. The maximum duration of the bond is 10 years and it can be paid back by each individual owner sooner if desired.
 - l. A question was asked regarding phragmites invasive weeds. There is a process spelled out by Livingston County on how to proceed with removing these. It is very expensive and time consuming, so the Board has not pursued it. It is available to individual owners if so desired.
5. New Board Members for 2024. Chris Sadler. The current Board is willing to continue serving. The 2024 proposed officers are:
- i. President - Craig Sutton
 - ii. VP - Chris Sadler
 - iii. Treasurer - Brian Ehresman
 - iv. Secretary - Chuck Mason
 - v. Members at large - Brian Gawne, Troy Oster, Scott Mlynarczyk
 - vi. A motion to have a vote was called for by Dale Berry, & seconded by Dennis McBride. A vote was called with 30 residents present on the call and there were no abstentions or against votes.
6. Adjournment. A motion to adjourn was called at 826p by Brian Gawne and seconded by Chris Sadler. Unanimously approved.