

Greenock Hills Annual Meeting Minutes

Date: January 27, 2026

Time: 8:00 PM

Location: Zoom

Attendees: Board members and residents (see transcript for full list)

1. Call to Order and Introductions

- The meeting was called to order by Chris Sadler, acting president for 2025. Board members introduced themselves: Craig Sutton (vice president), Brian Ursman (treasurer), Chuck Mason (secretary), and members at large Scott Melanarchuk, Troy Oster, and Brian Gown. All board positions are up for reelection this year.

2. Review of 2025 Old Business

- Recap of 2024 projects:
 - Alebury entrance received new columnar maples.
 - Fallen trees were cleaned up, mainly along the 10 Mile easement and other common areas.
 - Online dues collection continues to save on postage and mailing costs.
- Landscaping and tree replacement projects continued, focusing on Bridgewater Drive and London Derry.
- Mulching was postponed due to tree replacement work.
- The vacant lot at Edenberry and Longford Court requires cleanup.
- Ongoing evaluation of damaged areas along 10 Mile Road due to right-of-way issues.

3. Financial Report and Budget

- The association collects around \$27,000 in dues and \$22,000 in garbage dues (pass-through to provider).
- Landscaping is the largest expense, with \$10,000–\$12,000 spent annually.
- Dues have remained flat for four years, rising less than 1% over the last 12 years.

- For 2026, dues are raised slightly to \$200, still below inflation and neighboring subdivisions.
- 61 residents have already paid dues, with many using online payment options.

4. Plans for 2026

- Mulching the entire subdivision is planned for spring.
- Sprinkler systems at Alebury entrance will be reworked due to mineral buildup.
- Boxwood hedges at entrances will be removed and possibly replaced.
- Entrance signs will be repainted.
- Continued cleanup and maintenance along 10 Mile Road due to ongoing tree damage.
- Residents are reminded to maintain coach lights and contact the county for road issues.

5. Board Elections

- All board positions were open for nominations.
- No new nominations were made; current board members agreed to continue serving, with Craig Sutton as president for 2026.
- Motion to accept the board was made and unanimously approved.

6. Questions and Community Discussion

- All 2025 dues were paid; no outstanding legal issues.
- Residents discussed a possible match of funds for paving subdivision roads (to be confirmed).
- Information shared about a proposed hyperscale data center on Milford Rd. and Grand River, approved by the Planning Commission.

7. Appreciation and Adjournment

- Residents expressed appreciation for the board's work.
- The meeting was adjourned with thanks to all participants.

Action Items

- Cleanup of Edenberry and Longford Court vacant lot.

- Evaluate options for improving damaged areas along 10 Mile Road.
- Remove and possibly replace boxwood hedges at entrances.
- Repaint entrance signs.
- Rework Alebury entrance sprinklers.
- Mulch subdivision in spring.