



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

Annual Meeting January 27th, 2025.

1. Meeting called order at 1934 EST: by Craig Sutton - 2024 Pres
  - a. Introduction of current officers serving (2023):
    - i. President - Craig Sutton
    - ii. Vice President - Chris Sadler
    - iii. Treasurer - Brian Ehresman
    - iv. Secretary - Chuck Mason
    - v. At large members: Troy Oster, Scott Mlynarczyk & Brian Gawne (Scott and Brian G - not present).
    - vi. Community members in attendance: Tim Neal, Lindell Juergens, Lisa Mann, Nick Mejuer, Tammy Bell, Cathie Bays, Dave Kehoe, Rocco Rangone, Joe & Tara Pearlman, Jonathan Hilts, Steven Sibrel, Dan Carabell, Rachel Brock, Andrew Sanders.
2. 2024 minutes read into the meeting record by Secretary Chuck Mason at 1940 EST.
  - a. Motion to accept: Chris Sadler, seconded by Brian E. Vote - unanimous in favor
3. Old Business - Recap of 2024 projects by Craig Sutton at 1942 EST.
  - a. Aylebury Entrance: Craig Sutton, new columnar maples installed.
  - b. 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.
  - c. Online dues are working quite well and we are saving several hundred dollars a year on postage and mailings.
4. New Business - 1945 EST
  - a. Budget for 2025, Brian Ehresman - Treasurer (see document on website), we did not spend all of the 2024 landscaping budget during the year, just because it was hard to get all the work scheduled and completed. We will roll the non-spent money into this year's funds as we continue to work our way through the sub replacing trees and other landscaping projects.
  - b. We have been able to hold dues flat for the last 4 years and on average they have risen less than 1% over the last 12 years.

- c. 2025 project review by Chris Sadler. The HOA plans to continue replacing the older and easily damaged Bradford Pear trees throughout the sub with new columnar maples. These are still decorative trees, but should have a 25 to 30 year life span. They should also help with the pruning issues on Bridgewater Drive as the Bradford trees have overhung the road and require trimming.
  - d. The tree replacement project will start with the trees on Bridgewater Drive and then progress to those on Londonderry either this year or next as funds allow.
  - e. The HOA did not mulch the entrance beds last year because they were going to be extensively disturbed during tree installation. We plan to mulch all the decorative beds at the 3 entrances this year.
  - f. The vacant lot at Edenderry and Longford Ct will require clean out as it has accumulated quite a bit of debris over the years.
  - g. The HOA Board is still evaluating options for improving the damaged areas along 10 Mile Road. This is complicated by both right-of-way issues and our desire not to recreate the tree situation that required such expensive cleanup.
5. The meeting floor was opened for Q & A
- a. Lindell Jerguens asked about exactly which trees on Bridgewater were going to be replaced. Question was answered that we had been advised to remove all 8 trees and replace them with 6 more evenly spaced trees.
  - b. Tim Neal asked about the cutting done by Edison in the right-of-way at Dixboro and 10 Mile Road. We do not have the ability to install trees in the right-of-way. Edison does take into account our wishes when they cut, but all we can offer are small suggestions. It's their land. The trees that were cut back so heavily are all in the right-of-way. If homeowners want to replace trees for privacy on their own land they are absolutely free to do so, but the HOA will not be installing trees in the right-of-way that we have no control over.
  - c. Tim also asked about an HOA spring party. The Board has a line item in the budget for a party, but is not willing to volunteer to host it by ourselves. The Board has taken the view that if there is a desire to have a party, some other residents need to step forward and take on the planning of it. Tim is going to see if he can round up some other residents to help him with this. The Board is in favor and hopes this comes together.
  - d. Craig reviewed holiday decorations and asked that individual owners try to solve any issues between themselves, but if they are unable the next step is to call the county and file a complaint with them. The HOA Board has no authority in this situation.
  - e. Craig finished up with our yearly reminder that coach lights are required by the bylaws and to please inspect and repair them as the weather allows.
6. New Board Members for 2025. Craig Sutton 2000 EST. The current Board is willing to continue serving. The 2025 proposed officers are:
- i. President - Chris Sadler
  - ii. VP - Craig Sutton

- 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 Lisa Mann and seconded by Lindell Jerguens. A vote was called with 19 residents present on the Zoom line and there were no abstentions or against votes.
7. Adjournment. Craig Sutton at 2010 EST. Motion called by Chris Sadler and seconded by Brian E. Unanimously approved.