**Plymouth Commons Homeowners Association Annual Meeting**

**February 20th, 2018**

**Agenda**

**Call to Order -**

Shawn Woolford called meeting to order – 7:10pm

**First Order of Business -**

Intro of Police Liaison – Police Sgt. Bill Fetner

File police reports with Police Department still, not Liaison

Can contact Sgt. Fetner about ordinances, non-emergency issues

If emergency, dial 911

If non-emergency, call direct line of Police Department

No recent home invasions

Great resources within department

Only upswing is identity theft

Discussion of 5 Mile and Beck gas station – skimming credit cards, no recent reports though (1 year+)

Shawn Woolford will distribute phone numbers, non-emergency #, and program background

**Read and Approve Minutes -**

Jared read minutes to 2017 meeting, 7:18pm

Brie Bruford – motion to approve minutes, 2nd George Ghareeb

Minutes approved, 7:22pm

**Treasurer’s Report -**

Lawn and roads are biggest expense

Commons area, extremely expensive to maintain

Also $1M policy for insurance

Did not need to raise dues this year

Ended year with $57,485, intent is to keep around $45,000 in finance pool for any major issues

Reducing lawn mowing in summer months to save money

Intent to re-do entrance with easier to maintain plants

Improving lighting to LED’s

Christmas lights are $2,400 – many people echoed that they look great

Getting price to re-do landscaping from Cruz

Positive comments on lower maintenance plants at the entrance

Solicitation for volunteers for Landscaping Committee – ideas for design, lower maintenance

Dues letter has gone out – we have collected 56 out of 130, 6 weeks left to go, due March 31

Motion to approve budget – Sue, motion, Jared Burniac 2nd, 7:34

**President’s Report -**

Articles of incorporation posted online on PCHA website along with Township Ordinances (link to Township).

We will keep everyone in the loop on committees.

We have several homeowners that are not in compliance with our articles of incorporation, drafted letter of violation – if you are in violation, we need this correct. Letter states violation and time needed to correct. Board vows to stay on top of this.

Examples – sheds, fences around entire backyard – will not penalize new homeowners now, but we will put a lien on property if property is ever put up for sale. Must be corrected in order to sell.

Top Ten Deed Restrictions & Ordinance Issues – Borrowing from Ridgewood Hills, will have PCHA updated list soon.

Suggestion for “good neighbor policy,” which is other things to be considerate of, that are not included in top ten – either added to “Top Ten List” or as addendum.

Suggestion to consult lawyer regarding letter going out on non-compliant households – “I’m not a lawyer, but I would be upset to get this letter. [SIC]”

Suggestion to notify homeowners regarding responsible placing of garbage cans, especially during windy days. Remind people, secure trash better.

**Introduction of Board -**

President - Shawn Woolford

Vice President - Jared Burniac

Treasurer - George Ghareeb

At Large, Events & Social - Brie Bruford

At Large - Cheryl Dove

Secretary - Jason Freeman

**Old Business -**

Roads – Reached out to company regarding items not completed or left unfinished. Jared to do walk-through in Spring. Sealing company returning as well to re-fill joints to bring it to standard. We have withheld 10% until completion and warranty on road does not begin until completion, so we have gained years of additional warranty.

Suggestion to talk with Marek’s about adjusting snow plow height with “pucks” as to not rip out tar in street.

Discussion on Marek’s – “are people happy with plow-company?” We had a few complaints, Marek was contacted and was responsive.

Issue raised at end of Hopkins, Marek’s plowed snow directly onto lawn. If there is any damage, please notify Board.

How long is our contract? We are in 2 year contract. Homeowner suggested getting additional bids after this contract is up. Some not happy with Marek’s but agree that it is much better than last company. “Salting” only done on corners and entrances. We will remind Marek’s to stake all areas next year.

Updated Contact Info – Board is maintaining, but can no longer distribute. Encourage your new neighbors to give Board contact info.

**New Business -**

Neighborhood Party (Brie) June 3rd (Preferred) or June 10th – will be posted on Facebook. Brie will post following Board Meeting.

Mailboxes – many people are unhappy, we do not have a good solution right now. Some have repaired on their own, materials cost less than $100, not counting labor. Other reports of $250, also not counting labor.

Proposed 2nd mailbox option to replace. Some in favor. Would have to amend the articles. Some concern about having non-uniform boxes though during transitional change-over.

Proposed option to simply replace all mailboxes. Proposed vote from neighborhood – could we get a majority approval to require change in mailboxes? Could we send letter – especially regarding improvement in home value?

Board will discuss plan to solicit feedback from neighborhood with proposed solutions.

**Open Questions / Discussion -**

Community Pool and/or Rec Center – Mike A. had plans requested, proposed $3,000 -   
$4,000 per household to install pool in commons area. Will request feedback from neighborhood later this year, after mailbox solution is addressed. Suggestion for plan B, like a Gazebo, picnic pavilion, suburban garden, etc.

Board will start Welcome Committee, distributing by-laws and articles, will solicit volunteers for Welcome Committee.

Suggestion to bring pizza for next annual board meeting.

Dogs without leashes – dogs MUST BE ON LEASH, required by township. Pick up after your dog. Mention of coyotes!

Discussion on new developments – Church requested additional parking and a road connecting both locations. Township will not agree to road. PCHA legally not in discussion.

**Closing -**

Meeting adjourned at 8:39pm.