



October 5, 2021

Board Attendees: John Saltzgaber, Tom Borden, Karen Glickman, Delaney McKinley, John McKinley, Sharon Saltzgaber

Not present: Cary Ford, Randi Stanulis, Chuck Williams

Call to Order:

The meeting was called to order at 6:35 p.m. by John Saltzgaber, EFHOA President. Delaney McKinley, VP, hosted the on-line meeting with Zoom.

Approval of August 11, 2021, Board Meeting Minutes

Delaney McKinley moved to approve, with a second from Sharon Saltzgaber, the minutes of the EFHOA Board meeting on August 11, 2021. John S. asked if there were any questions or discussion. Hearing none, the Board voted unanimous approval of the August 11, 2021, minutes.

President's Report – John Saltzgaber

The deer herd in the neighborhood has become quite large and has been aggressively grazing on flowers and other plantings on homeowner properties this year. Following up on the board discussion of this matter at our August meeting, John S. indicated he had contacted Meridian Township about what requirements were in place regarding "culling" or "thinning" the deer herd in our neighborhood. He learned that if we are talking about "private" property, no special license (other than a deer tag) is required. It would simply be a matter of obtaining the permission of the homeowners whose houses are on the property where the "culling" would take place.

John McKinley has been active for a number of years in efforts to thin the deer herd in mid-Michigan and offered to follow-up and assist on this. Karen Glickman asked if it is legal to shoot in the wetlands. John McK. indicated that only bow hunting would be permitted and indicated that if we have a group of hunters shoot some of the deer, we'd most likely get permission from the homeowners whose houses back-up to the wetland area beforehand.

John S. and John M. will confer further about how best to move forward with this matter and follow-up with the full board with a plan of action before any effort is launched to “thin” the deer herd in the neighborhood.

John S. has had a request from a realtor for a copy of the association bylaws. After reviewing the website, he reports that they are not currently posted there. In addition, he suggested that several other documents need to be added, including the 2022 newsletters, quarterly financial reports, etc. He indicated that our Webmaster (Mark Watrich) is having difficulty accessing the website to add these documents. Delaney McKinley suggested that it might not be recognizing him as “owner” of website. Following discussion, Tom Borden agreed to contact Craig Allen and work with Mark Watrich to resolve the access issues.

Vice President’s Report – Delaney McKinley

No report

Secretary’s Report – Karen Glickman

No report

Treasurer’s Report – Tom Borden

Reviewed *Unspent Budget at the Third Quarter* report. Tom pointed out that most line items appear to be under budget at this time.

Reviewed the *Proposed 2022 Budget*. Tom reported that he would like to see the contingency fund increase to \$10,000.

John S. asked if there was any reason not to move unspent money to the contingency fund. It seems that if we don’t have an emergency and don’t overspend in 2022, there will be a surplus of \$3670 from 2022. Adding this projected surplus to the current contingency fund of \$4605 will bring us to over \$8275 year-end 2022. Tom agreed with this projection and cautioned that unforeseen expenses could modify this figure and recommended it would be best to keep \$1,000 in the checking account instead of folding all of these funds into the contingency fund.

John S. asked if anyone knew of other large projects in the next few years. John McKinley said that the Landscape budget might need to spray trees (an additional \$300) and also there might be some tree removal. Tom suggested adjusting the Landscape budget by this amount and everyone concurred.

Sharon Saltzgeber moved to approve, with a second from John McKinley, the 2022 budget as discussed and modified to include tree spraying in the Landscape budget line. Motion approved unanimously.

Sharon Saltzgeber moved to set the 2022 assessment at \$110 per lot, with a second from Delaney McKinley. Motion approved unanimously.

The assessment cover letter and payment form are mailed to association members after the November Annual Meeting typically, in the first week of December.

Sharon Saltzgeber moved to approve the 2022 assessment letter as revised, with a second from Tom Borden. Motion approved unanimously.

Committee Reports

Grounds Committee – John McKinley

John reported that the irrigation water has been shut off and the Fall clean-up of the common properties will take place around the first week in November.

Architecture & Landscape Committee – Chuck Williams

No Report

Welcome Committee – Cary Ford

No Report

Old Business

Tom continues checking e-mail.

Delaney, Tom, and Mark will work on access to e-mail and web-site – figuring out how these are connected. John S. also has access to the e-mail account.

New Business

There was no new business to consider.

Important Upcoming Dates & Activities

Monday, October 11, 2021

Deadline to submit a candidate application for election to the EFHOA board

Monday, October 18, 2021

Annual Meeting Notice and EFHOA Board of Directors election ballots w/ directions sent via email to all association members via e-mail or USPS.

Thursday, November 4, 2021

Deadline for receipt of member election ballots at either EFHOA, P.O. 335, Haslett, MI 48840, or everetthoa@gmail.com. Members can also bring completed ballots to Annual Mtg.

Monday, November 8, 2021

EFHOA Annual Meeting & Board Organizational Meeting, 6:30 p.m.
Murphy Elementary School and via ZOOM

The Nominations Committee, with the assistance of Beth McKinley, will collect and count the board member election ballots.

Delaney McKinley moved to adjourn, with a second from Karen Glickman

Meeting adjourned: 7:30 pm

Respectfully Submitted,
Karen Glickman, Secretary