



Annual Meeting

2024

October 24, 2023

Clarkston United Methodist Church

6:30 PM

Agenda



- **Call to Order/Establish Quorum**
 - Appointment of Inspector of Elections*
- **2023/2024 Annual Meeting Minute Approval**
- **Introduction of Board**
- **Introduction of InRhodes Management Co**
- **Elections***
 - 3 Director Positions
 - 5 ACC Positions
- **Old Business**
 - M15 Front Entrance – Current state
 - Road Repair – Bids, results, moving forward
 - Pending Litigation
- **New Business/ Updates**
 - Independence Township Road SAD Program
 - Bylaws Committee Project
- **Financial overview/ Budget**
- **Suggestions for 2025 / General Q&A**
- **Adjournment**

*Subject to Quorum being obtained



Current Directors / ACC Members

Directors

- **Mike Metz**
 - President
- **Ralf Woods**
 - VP, Treasurer
- **Lisa Nye**
 - Secretary

ACC

Architectural Control Committee

David
Boersma

Bill Klages

Teresa
Ottman

Rick
Schneider

David
Taylor



Management Company Rep

Tricia Ranger

Tricia@inrhodes.com

P: (248) 652-8221 x116

Old Business

- **M15 Front Entrance** – Communication and working relationship established with Deerwood I and II. Deerwood II took on the maintenance of the entrance for 2024. Holiday lighting has not been finalized, but a quote for \$3800 has been obtained, and the Manors plans to do it in order to continue the spirit of cooperation.

Landscaping plans for the second island have not been established, but we have budgeted approximately \$4,000 for 2025 that can be used to contribute towards new landscaping.

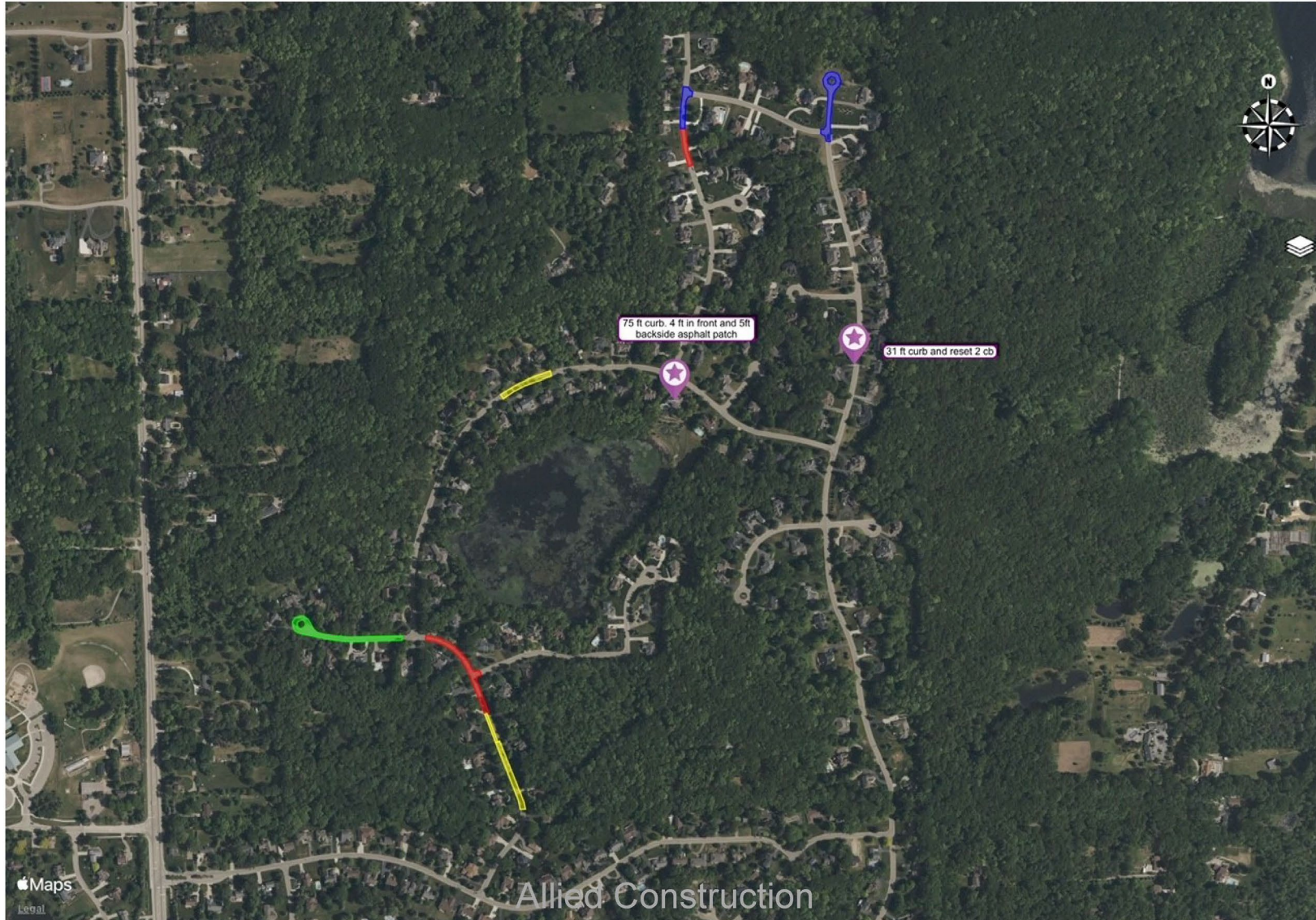
Old Business Cont'd

- **2024 Road Repair**
 - InRhodes obtains the bids for the HOA per their contract
 - Bids were requested from at least 4 paving companies – only 2 responded – Allied Construction and Ottman's
 - Both Ottman's and Allied recommended Elk Run Dr. starting at Morning Mist Dr. as the #1 priority, and Deerwood at the circle court
 - The Board decided not to address the Deerwood circle until construction was completed
 - Ottman's bid for Elk Run Dr: **\$33,852** (total was \$37,852)
 - Allied's bid for Elk Run Dr: **\$39,985**
 - InRhodes recommended using Ottmans "considering their highly competitive pricing"
 - Per Allied's quote: "If green area on diagram is not paved within the next couple years, you will be mostly looking at removing and replacing due to condition and that will be expensive to meet county specs."
 - The Board approved Ottman's, which also provided enough budget to do additional patching



Estimate No.: 21365
Date: March 28, 2024

Diagram For In Rhodes Management, Inc.



Old Business Cont'd

- **Pending Litigation Update**

- The parties attended mediation on July 19
 - A settlement in principle was reached at mediation, but the parties have not been able to come to terms
- Discovery will be finalized soon. Trial is tentatively set for November 12, but likely will be moved



Other 2024 Improvements/Maintenance

- Mailbox kiosks repaired and repainted by Spectrum Painting (\$8,051)
- Damaged street pole and sign replaced at Morning Mist Dr. / Deerwood (Not yet invoiced)
- Entrance pines treated for needle cast (\$450.00)
- Irrigation in cul de sacs repaired
- Phragmites treatment at wetlands (last application) (\$475.00)



Other 2024 Cont'd

- Caliber Portal launched (https://frontsteps.cloud/CaliberWeb2_IRM)
 - Please set up an account
 - Includes ability to pay HOA Dues, payment history, view your maintenance work orders or modification requests, setup or modify auto-debit via ACH, easily communicate with InRhodes or the Board

New Business

- **Township Road SAD Program:**

- 2021 process with OCRC to repave roads determined proposed assessments of Base Lot Amount of **\$34,015** (more for some lots)
 - Which is the reason the HOA began repaving ourselves
- Independence Township has begun a Bank Only Mill & Fill SAD Program – we have enrolled – policy being refined and adopted soon
- Township pays our contractors directly and creates Special Assessment District (SAD) to recoup the costs over 10 years @ 6% interest
 - Some matching funds up to \$50K are also available
- SAD created if **50% of total residents** (vs. each street) approve
- Amount available in program is limited – so we need to get moving
- First round of petitions will begin soon – volunteers would be appreciated!
- Program only available for “Mill & Fill” – which is what has been done the last 2 years – it will be substantially less expensive than the OCRC full rebuild

New Business Cont'd

- **Bylaws Committee:**

- 2022 proposal to update the HOA governing documents (Bylaws & Covenants) failed
- Current docs were created by the developer when Deerwood I began and do not reflect a modern community or our desires
- Board has engaged Makower lawfirm (represent hundreds of HOAs) to review and provide suggestions
- Volunteers were requested in June – we have a small committee, but more would be helpful
- You can expect to hear from the Committee on recommendations, as well a visit to your home to discuss both this and the Road program.



2024 Financial Overview

Statement of Financial Position Balance Sheet – Through 09/30/2024	2024	2023
Assets	\$94,998.00	\$ 100,621.00
Liabilities	\$2,217.00	\$ 1,354.00
Equity	\$92,781.00	\$ 99,268.00

Statement of Activity Income Statement	2024	2023
Revenue	\$133,837.00	\$ 126,671.00
Expenditures	\$115,857.00	\$ 81,036.00
Net Income	\$17,980.00	\$ 45,698.00

Top Expenses	2024	2023
Road Repair	\$ 37,852.00	\$ 32,850.00
Trash Removal	\$ 23,760.00	\$ 23,328.00
Landscaping	\$ 13,474.00	\$ 7,782.15
Administrative	\$ 22,199.00	
Snow Removal / Salt	\$ 7,428.00	\$ 5650.00

Accounts Receivables - Aging Summary	2024	2023
Annual Dues	1	0



2025 Pending Increases

<p>Snowplow and salt contract – End of 2 yr. agreement</p>	<p>New proposal - Increase of 10% Budget considers 3 additional plowings and 3 additional salt from base rate</p>
<p>TNR 3-yr agreement expiring in 2025, and will need to be renegotiated.</p>	<p>\$37,745 Includes 4 additional Homes</p>



2025 Annual Dues

(proposed)

- Comparison to Similar HOA's (Note: Other HOA data is from the 2023 presentation, and may have actually increased in the interim)

The Manors	Dues - \$428 Trash - \$247 Road Imp. - \$75 Total - \$750	Trash, common area maintenance, flowers, landscaping, utilities, Road improvement
Stone Meadow	\$800	Equivalent Services
Pebble Creek	\$996	Equivalent Services
Bridge Valley	\$1200	Equivalent Services
Oakhurst	\$1,906	Equivalent Services

These items do not pertain to any bylaws or HOA responsibilities, just a friendly reminder



- **Golf carts and electric dirt bikes have become a growing trend in our neighborhood. Like our Neighboring communities (Oakhurst, Deer Lake, Springfield) this is a fun way to get around and explore the beauty of our tree lined, hilly roads! Here are some friendly rules to ensure the safety of everyone:**
- **Under Michigan law (MCL - Section 257.657a):**
 - **A person shall not operate a golf cart on any street unless he or she is at least 16 years old and is licensed to operate a motor vehicle!**
 - **They also may not be driven at night (from one half-hour before sunset to one half-hour after sunrise)**
 - **The maximum speed outside of a golf course is 15 mph**
- Although these electric recreation vehicles are much slower than automobiles, the same road rules apply. (stop, yield, right of way, etc.)
- Be considerate, please pull to the side of the road if cars are approaching from behind.
- Remind any drivers that we live in a peaceful community, and disrespecting behavior will be reported. Please contact the board for corrective action!
- Stop at Buses, and be on the look out for walkers, bike riders, etc.!! Safety first!
- All golf carts and dirt bikes must be insured. Any damages or injuries will reflect to the homeowner.
- Please do not leave your golf carts or dirt bikes parked in a driveway overnight.



2025 Initiatives

- Bylaws Committee
- Continuation of Road Repairs
- Suggestions?



<https://themanorsofclarkston.com>



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General Q & A



Adjournment