

Long Lake Meadows/Spring Meadows Homeowners' Association

Annual Meeting - November 9, 2015 – 7-8 PM

Wass Elementary– LGI Room

Minutes

WELCOME

The meeting was called to order at 7:01 pm by Sandy Paci, President of the Association. Twenty-five homeowners were in attendance; seven of which were Board members.

INTRODUCTION OF BOARD MEMBERS

The Board members introduced themselves and stated where they lived, the role they have on the Board, and previous officer responsibilities, if applicable.

INQUIRY FROM AN ATTENDEE

A homeowner in attendance requested that telephone numbers for the members of the Board be made available to the homeowners. Both the Board members and other homeowners voted the suggestion down. It was stated that due to today's environment, it was not feasible. Emails for all officers, the web master, and Welcome Wagon are listed on the web site and is also posted in the Newsletter. The all-volunteer Board indicated that emails they receive from the homeowners are always replied to as soon as possible.

TREASURER'S REPORT

The 2015 Budget and Expenses Report and the 2016 Budget Report were reviewed and discussed. A homeowner at the meeting suggested that in the 2016 Budget Report the word "lien" be removed under the expense of "Supplies." The word "lien" will be listed as a separate expense line item in future budget reports. Homeowners at the meeting and the Board agreed with the suggestion.

A homeowner in attendance suggested a four-year budget report be presented in lieu of a two-year budget report. The Board will discuss this in the third quarter of 2016 when the 2017 budget report is developed.

The Treasurer explained why the annual dues increase of \$25 was made from the 2015 annual dues of \$75 to \$100 in 2016. The Treasurer stated that due to future projects; i.e. (1) new signs for the entrance on Saffron Drive, (2) the purchase of an entrance sign on Spring Meadows Drive, and (3) landscaping for the entrances and the four islands in the future, dictated the dues increase. The Board pointed out that there has been no increase in annual dues for more than 10 years. The subdivisions are getting older and proper maintenance is required.

A homeowner in attendance questioned as to why members of the Board pay \$30 in annual dues (as noted in the 2016 Budget Report). Members on the Board are volunteers, and the amount they pay is the portion all homeowners pay for the maintenance of the retention pond. Also, it was pointed out that the \$30 for Board members in good standing was discussed and approved in previous Annual Meetings and was also included in prior Newsletters. The majority of homeowners at the meeting agreed to the continuation of this policy with one homeowner indicating this was a "token of appreciation" for the time and work the Board members do for the community. As information, \$30 is the same amount the homeowners in LLM 3 and LLM 4 pay annually. While not members in the Association, they have an obligation to pay for the maintenance of the retention pond.

A homeowner in attendance raised a question regarding the landscaping expense as noted on the 2016 Budget Report. In addition to the regularly scheduled lawn cutting, Decorative Lawn Care (DLC) was contracted to complete a fall clean up and perform maintenance on the areas around the subdivision entrance signs on Saffron Drive and the four islands.

The Treasurer provided an update on the dues collected and a brief overview on liens with regard to outstanding homeowners' accounts.

MAINTENANCE OF COMMON AREAS/OPEN SPACE

Retention pond signs – To ensure compliance with the latest requirement pertaining to the Association’s insurance coverage, new signs were purchased and posted in three areas: one closest to Long Lake Road, one at the entrance to the pond off Spring Meadows Drive, and the third one at the entrance to the pond off Crowfoot Drive.

Encroachment letter – Homeowners around the retention pond received an “encroachment letter” and a copy of the map from the county. The letter requested if the homeowner was in violation of the property line with their personal items (bushes, trees, flowers, children’s play sets, etc.), they were requested to take corrective action. The homeowners could place these items inside their property lines. Changes made to these items were at the homeowners’ expense. The “duck fences” could remain if they were on or within the homeowner’s property line.

FUTURE PROJECTS

Landscaping and maintenance – The 2016 contract with DLC will include a spring and fall clean up, yearly maintenance on the areas around the subdivision entrance signs on Saffron Drive and the four islands.

Subdivision entrance signs – The two signs on Saffron Drive will be repainted in 2016 and will be replaced in 2017. As there is no entrance sign on Spring Meadows Drive, a sign will be purchased and installed on the west side of the street. All three signs will be identical in design and color and the only difference will be the name of the subdivision (Long Lake Meadows or Spring Meadows).

Split rail fences – The split rail fences along the three walkways (two on Crowfoot Drive and one on Spring Meadows Drive) continue to give the subdivisions the “rustic” look and do not need to be replaced. Maintenance on the split rails fences will be made when necessary.

WEB SITE UPDATE – llmsmhoa.org

The web master reiterated that Association information, documentation, contact information, etc., is listed on the site. Please check the site for the latest information regarding the Association.

HOLIDAY DECORATING CONTEST – December

Two winners and two honorable mentions in the categories of best decorated wreaths and lights will receive a gift card. Look for a flyer in your “newspaper” box with all the details.

BOARD MEMBER AND ENROLLMENT AND ELECTION

A “board member election ballot for 2016” was available at the meeting. Those in attendance indicated their vote for the current Board members. Homeowners interested in assisting with the Board filled in applicable information on the ballot.

ROUND TABLE

As a reminder, if you would like to be on the Board, or if you have a suggestion (or two) for the Association, the Board would be happy to hear from you. Just send an email to a Board member or send a note to the Association’s mailing address: Long Lake Meadows/Spring Meadows HOA, P.O. Box 1764, Troy, MI 48099-1764.

ADJOURNMENT

The Board thanked the homeowners for attending, and the meeting adjourned at 8 pm.