

Long Lake Meadows/Spring Meadows Homeowners' Association

Annual Meeting - November 15, 2016 – 7-8 PM

Wass Elementary – LGI Room

Minutes

WELCOME

The meeting was called to order at 7:01 pm by President Sandy Paci. Twelve homeowners were in attendance; five of which were Board members.

INTRODUCTION OF BOARD MEMBERS

In attendance: Bruce Davis, Frank Faron, Grover Easterling, Jeff Harden, and Sandy Paci. Excused: Barb Vleko. The Board members introduced themselves and stated where they lived, the role they have on the Board, and if applicable, previous officer responsibilities.

TREASURER'S REPORT

Treasurer Barb Vleko was unable to attend the meeting due to a prior commitment. Board member Frank Faron provided an overview of the 2016 Budget and Expenses Report and the 2017 Budget Report. Frank stated that the Association is \$5,000 under budget. Future projects include landscaping for the four islands, the entrance on Saffron Drive (both sides of the street) and Spring Meadows Drive, and the purchase of three new entrance signs. Two signs will replace the current signs on Saffron Drive, and the purchase of the third sign will be installed on Spring Meadows Drive. All signs will be identical except for the name of the subdivision; either Long Lake Meadows or Spring Meadows. The layout of the sign on Spring Meadows will mirror the layout on Saffron Drive. The signs and landscaping are two projects slated for 2017.

It is the Board's recommendation that beginning in 2018, landscaping and lawn service be contracted by one company. Tree cutting around the retention pond was not in the forecast; therefore, an over budget expense of \$1,000 incurred. Frank reiterated that the Association is required to maintain a minimum of one year's worth of expenses in the account. The 2017 Budget Report was accepted as presented.

Vice President Jeff Harden shared information from a Troy HOAs meeting he attended on October 20, 2016. Jeff stated that some HOAs pay very little in annual dues, while other HOAs pay much higher amounts. One of the HOAs pay only \$26 in annual dues. And while there is only one "entrance sign" to the subdivision with this amount in dues, Jeff mentioned that if the sign was to be replaced, the expenses may deplete that HOA's budget. Another example is the \$75 in annual dues homeowners in Stoneridge pay. And because the Documents approved at the time Stoneridge became a subdivision, the Board and homeowners are unable to raise the annual dues. The entrance signs to Stoneridge are made out of stone, and the signs may not need to be replaced "today." However, one can never predict what the future holds in replacing those entrance signs.

WEB SITE (llmsmhoa.org)

Board member Bruce Davis stated to check out the Association's web site where one will find useful information, documentation, contact information, etc. The web site has the latest information regarding the Association.

HOLIDAY DECORATING CONTEST

The 2016 contest took place the weekend of December 17-18, 2016. Two winners from each category of best wreath and best use of lights were selected. The decorations are always nice to see during the holiday season!

SUBDIVISION GARAGE SALE

The bi-annual garage sale is scheduled for the second quarter of 2017. Details will be published in the first newsletter of 2017.

ROUND TABLE

A homeowner asked what the difference was between “legal fees” and “lien fees.” Legal fees are expenses requiring the assistance of an attorney. Lien fees are fees placed on homeowners with delinquent accounts. The fees will include a late fee, the fee to add and remove a lien, and travel mileage incurred by a Board member to drive to the Oakland County Courthouse to process the lien.

A homeowner asked what can be done to replace or repair the mailboxes or mailbox stands. As a reminder, it is up to each homeowner to maintain their mailbox and/or cluster of mailboxes. Composite wood may be an option when it is time to repair or replace the mailboxes. Homeowners should get together and determine if their cluster of mailboxes are in need of repair or replacement. Expenses incurred for the repair or replacement of mailboxes or mailbox stands, will be the responsibility of the homeowner(s).

A homeowner suggested that when the “holiday decorating” contest flyer is distributed, to include a “friendly reminder” stating homeowners are responsible for the maintenance of their mailbox and/or mailbox stand.

Note: Homeowners noticed that the holiday decorating flyer did not include the subject of mailboxes. The Board agreed to leave this subject out.

A homeowner brought up an issue of homeowners not picking up after their dog’s mess as they walk through the subdivisions or near schools. In addition to this, all dogs are to be on a leash and not have the opportunity to run around in the play grounds. Both of these issues are city ordinances.

All homeowners should be courteous to their neighbors and ensure that personal items a homeowner enjoys, may not be one their neighbor would. Whether it be bright lights on the garage or lights in one’s backyard, please be mindful of others.

BOARD MEMBER AND ENROLLMENT AND ELECTION

A “board member election ballot for 2017” 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.

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 7:42 pm.