

Long Lake Meadows/Spring Meadows Homeowners' Association

Annual Meeting – November 14, 2018

Minutes

The annual meeting was called to order at 7:10 pm by president Sandy Paci. Members of the Board introduced themselves to the 10 homeowners who attended.

Barb presented the 2018 budget and expenses and the 2019 proposed budget. There were no questions from the audience regarding the budget. The homeowners extended their “thank you’s” for the excellent work the Board is doing.

A question was raised regarding homeowners who are behind in their outstanding account. Barb informed the audience that liens are placed on properties after two years of delinquent dues. In addition to the cost of the lien, mileage is added to the account as well as a 9 percent late fee.

Barb informed the homeowners of the completed projects in 2018:

- Two new replacement entrance signs and one purchased entrance sign were installed.
- New split rail fencing on the two walkways to the retention pond and the walkway to Wass was installed.
- Trees and vegetation were removed from the retention pond due to the roots wrapping around the grate, which could cause major damage and possibly additional expense. Trees were also removed on the south end of the retention pond.
- Trees on the west side of the retention pond were trimmed and shaped as well as the trees on the four islands.

The updated web site is in a “work in progress.” However, take a moment or two and check out the newly designed site.

Barb informed the audience that the yearly holiday decorating contest will be held on December 15 and 16. A flyer will be distributed in the “newspaper” box of homeowners in Long Lake Meadows 1 and 2 and Spring Meadows.

A brief discussion on what a management company would perform and the cost to contract with was presented. As the Association follows the state of Michigan guidelines for nonprofit organizations, we are at the minimum number of board members: five. Additional information regarding a management company will be forthcoming.

Members were advised that a major project for 2019 would be to contract with a professional landscaping and lawn service company (a one-stop shop). In addition, the company would redesign and maintain the areas near the entrance signs on Saffron Drive and Spring Meadows as well as the four islands.

This will mean a course correction on the landscaping with a new contracted company. As always, we will consider the cost as we review our options. Suggestions from the audience were solicited with no response during the meeting.

Audience questioned the ability to terminate the current landscaping agreement and what we anticipate as a new cost.

- We have the right to terminate
- New cost is unknown
- Islands and entrance sign areas will be an additional priority when considering a new company

Barb expressed the need for additional homeowners to join the board.

- New members were solicited and Girish Shah volunteered. Girish would like to implement a LLMSM HOA Facebook page in the hopes of drawing more interest from homeowners.
- Additional members are welcome. If you are interested in joining the board, send an email to the president at [president@llmsmhoa.org](mailto:president@llmsmhoa.org). Or, drop a note in the U.S. postal mail to: LLMSMHOA, P.O. Box 1764, Troy, MI 48099-1764.

The meeting adjourned at 8 pm.

January 16, 2019

Current Board:

Sandy Paci, President  
Bruce Davis, Vice President  
Jeff Harden, Secretary  
Barb Vleko, Treasurer  
Matt Kukla, Web Master