



Long Lake Meadows/Spring Meadows Homeowners' Association
P.O. Box 1764
Troy, MI 48099-1764

2019 Annual Homeowners Meeting – November 13, 2019

Minutes

Call to Order

Sandy called the meeting to order at 7:03 pm.

Approximately eight homeowners attended the meeting and three Board members were in attendance: Gayla Houser, Girish Shah, and Sandy Paci. Due to conflicts, Barb Vleko, Ben Hancock, Bruce Davis, Doug Koenke, Matt Kukla, and Melody Adomatis were unable to attend.

New Business

Sandy spoke of the following:

Gayla and Girish were introduced and each shared with the homeowners in attendance where they lived and their role. Names of the other Board members were mentioned.

Due to the recent inclement weather, yard waste will be picked up a week later.

The four-year lawn maintenance contract was awarded to Suburban Landscape Management.

The 2019 garage sale was successful this year. As the garage sale is scheduled every other year, look for the next one in 2021.

The Association's website has been updated so be sure to check it out.

Homeowners attending the meeting were asked if they are interested in receiving an email of the Association's Newsletter instead of receiving a hard copy. Homeowners indicated they still prefer receiving hard copy of the Newsletter.

Another question was asked of the homeowners in the meeting if they were still interested in continuing the holiday decorating contest. Homeowners agreed to continue the contest.

Gayla mentioned the City of Troy was hosting a holiday decorating contest. Winners will be announced in front of the city council.

The process to elect Board Members for 2020 was explained.

The 2020 Budget was reviewed and discussed. Sandy mentioned we were under budget in 2019. Note there is no change to the 2021 lawn maintenance budget; however, weed and feed will be applied on the four islands in the subdivisions and, therefore, additional expenses will be applied.

Sandy mentioned the annual dues are going up by \$15 due to retention pond maintenance. Sandy also mentioned that annual dues can fluctuate based on future retention pond expenses.

Homeowners attending the meeting approved the proposed 2020 Budget.

There was a discussion around electronic payment to collect the annual dues and that it cost money to use this service.

Sandy mentioned one tree located on the east side of the retention pond was removed the prior week. Additional trees around the retention pond and along Long Lake Road may require removal in the future. Some trees may be replaced.

It was mentioned that the city does not have a role in the retention pond as the pond "belongs" to the Association. Expenses for the retention pond depends on the number of application treatments. It was also mentioned that there is no swimming, fishing, or ice skating allowed in or around the retention pond and signs are posted stating same.

Round Table

A homeowner asked, "What happens if a home has a lien placed on it due to missed Association payments and then the house is sold. How do we collect the missed payments with penalties?"

Reply from the treasurer: When the treasurer is aware of a house for sale in the subdivisions, the Association's records are immediately checked to obtain the status of the homeowner's account balance. In most cases, the realtor or title company will email the treasurer requesting the homeowner's account status. The treasurer will send the realtor or title company a status letter indicating if the homeowner has a balance. If necessary, the letter will break down the year(s) of outstanding annual dues and amount, any special assessment, the amount of the lien, late fees, filing fees, and the total amount due, if any, to the Association. If the homeowner has not brought their account up to date prior to closing, the total amount owed is collected at the closing, and a check is sent to the Association. In the case of a lien, the lien is removed after receipt of the check.

A homeowner in the meeting mentioned there were recent break-ins in the neighborhood and that police are investigating.

There was a discussion around social activities within the subdivisions; for example, block parties. It was mentioned that our Association has created a Facebook Group for the subdivisions. Also, there is an annual Road Rally hosted around Wass Elementary School.

A homeowner asked, "Do the annual dues collected go towards the maintenance (repair of, paint, or stain) of the "newspaper" box or mailboxes."

Reply from Sandy: Annual dues collected are not used for the maintenance of the mailbox, "newspaper" box, or the cluster/stand. Some mailboxes in Spring Meadows could use a touch of sanding and repainting. Some "newspaper" boxes in Long Lake Meadows 1 and Long Lake Meadows 2 need repair (rebuilt and/or paint).

As a reminder, the Association is not, and will not be, involved in the construction or repair of these boxes. The Association has been provided a name and phone number of a carpenter who lives in the subdivision and might be willing again in 2020 to assist homeowners with their boxes. If we receive confirmation from the carpenter, this information will be provided in the 2020 Spring/Summer Newsletter and on the website.

If you know of a carpenter who is willing to repair the mailbox or "newspaper" box, please email the president at president@llmsmhoa.org with their name and phone number.

Note: any work to be completed by the contractor at the homeowner's address, will be between the homeowner and the contractor. The Association will not be involved in any way.

Adjournment

The meeting was adjourned at 8 pm.