



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

HoA Annual Meeting – September 19th, 2021

## Minutes

### **CALL TO ORDER**

Sandy called the meeting to order at 3:12 pm. This meeting was conducted at Wass Elementary School. On the island of the Circular Drive.

Attendees: Doug Koenke, Gayla Houser, Girish Shah, Matt Kukla, Sandy Paci, and Bruce Davis from the HoA Board in addition to following Homeowners: Gary Rajter, Ashleigh Jennings, Sarah Weslosky, Glenn Czupinski, Denise Konchel, Rene San Agustin, Terry Belter, Jebu Mathew, Dave Crepeau, Frank Faron, Sam Tieu, and Ponraj Shanmugam

Guests: Thirumal Nagadi (Standish), Joanna Darmanin (Speaker)

Absent: No one from the Board

- Sandy welcomed the homeowners to the Annual HoA Meeting 2021 and announced that she will be retiring after 23 years being on the board in various roles.
- Each Board Member introduced themselves to the homeowners in the following order, Doug, Girish, Bruce, Matt, and Gayla.
- Gayla also introduced the Guest speaker Joanna.
- Joanna went over tips on easy ways to make home appeal to more buyers: Cleanup inside and outside the house, de-personalize, Paint, small outdoor project to add to the curb appeal, modern lighting, neutralize scent, and get an understanding of the current market value from a realtor.
- Gayla then went over the Treasurer's report: 2019-2021 Budget and Expenses, 2022 proposed budget, dues update, collections to date, and liens information.
  - One of the homeowner (Dave Crepeau ) asked how much Insurance did HoA have to protect itself from any mishap at the retention pond.
- Doug went over retention pond update. There was a lot of discussion around this topic due to recent rainstorms. Following items were discussed:
  - Retention pond treatments
  - Addition of fountain to keep scum and mosquito population down. Cost and where the electricity would come for the fountain.
  - Use of fertilizer around the neighborhood increasing scum in the pond
  - Different kind of retention ponds – Pond, dry pond, total dry pond.

- Question was asked by one of the homeowners regarding who owns the pond. It was discussed that the HoA owns the pond, and that City of Troy does not own the pond and is not responsible for taking care of it.
- Water quality of the pond was discussed as few homeowners have complained about people fishing and swimming in the water.
- It was announced that HoA will be putting in additional signs to keep people off the pond. These signs will show list of unacceptable activity on the pond.
- Matt thanked Sandy for her service on the Board and went over the website updates and talked about future newsletters would be posted online and distributed over email.
- Gayla discussed new Electronic Payment System, Social Activities throughout the year, request for volunteers for these activities, tentative Garage Sale for 2022.
- Homeowners were asked to vote for Board Members.

## **ADJOURNMENT**

The meeting adjourned at 4:30 pm.