

Meeting Minutes - June 3, 2025

Order of business. The order of business at all meetings of the members shall be as follows:

Roll call to determine the voting power represented at the meeting,

The meeting was called to order at 7:02 pm. Present from the Board were Dennis Hussey, Terri Mulholland, Michael O'Callahan, Brian Watters, Michelle Murad and Renee Bergmooser. Also present was one homeowner.

Reports of officers starting with the 2025 Budget/Financials

Terri Mulholland gave a report based on current income and expenses through the end of May. We have collected \$61,425.60 with the base annual assessment, late fees and interest. Our total expenses year to date are \$21,845.68. Our other income from the road replacement assessment, interest income and infrastructure assessments amounted to \$88,713.56. A full report of the current financials can be found on the website.

Terri reported that 77 homes have paid their dues in full for 2025.

(c) Beautification Committee

Renee reported that the experiment with killing weeds in the front entrance with a weed killer torch has had mixed results. It did remove the weeds beautifully, but also caused some damage to the plants.

The process will be adjusted next time to stay further away from the plants themselves and keep the heat directed only at the weeds.

(d) Unfinished business

Governing Documents review- Bylaws

Having our documents updated is necessary because our current ones are outdated. The State of Michigan has made many changes to HOA law since we were first incorporated. The Board is working diligently to review the changes suggested by Hirzel Law and make sure the language is applicable for our subdivision.

2025 Elections/Officers

The election results have been tallied with the following results: Nadia Aurfan and Yogi Patel have been added to the current Board of: Renee Bergmooser, Terri Mulholland, Michelle Murad, Michael O'Callaghan, and Sarah Taylor. Although Dennis Hussey's term as President has ended and after serving on the Board for 5 years, he has decided to no longer serve as a Board member, Dennis has graciously offered to serve as a Special Advisor to the Board. Per Tottenham's by-laws, when an Executive position becomes vacant, the Board must elect a new Executive to fill that role. During the meeting, one of the Board members motioned to nominate Brian Walters as the new President. All of the Board of Directors unanimously seconded the motion. Brian accepted the role and will now serve as the new President until his term as a Board member expires in 2026.

Road Maintenance

We have received an original projection of \$500,000 for the amount it will cost to have our roads redone.

Of course, it is very probable that number could increase greatly with inflation. Mike O'Callaghan asked resident Keith Bergmooser his opinion on the roads. Keith stated that if we continue to do maintenance of the cracks and reseal the roads as needed he is confident we will make them last for many more years. Hopefully, by the time they need to be replaced enough time will have passed to pay for them with the special assessment we have been collecting.

Detention Pond Maintenance-

Brian reported that Michigan Lake and Pond is still waiting for the necessary permits from the State of Michigan to move forward with the spraying of the phragmites in the wetlands. This will be followed by a chemical treatment to the ponds.

(e) New business

Apathy in the subdivision. There was a discussion about the limited response from homeowners in regards to requests for feedback/participation at HOA events, homeowner disinterest when asked to serve as members of the Board or a Committee, as well as low homeowner turnout at HOA meetings.

While we are reluctant to do so because it would raise our dues higher, we may have to consider hiring a management company. On our recent spring clean-up day, beyond the Board members and their spouses only two non-Board members participated. This subject will be reevaluated at the next meeting.

Sinkhole on Lilley Road. While we have seen trucks at the site of the huge sinkhole on Lilley near the front of our subdivision the problem is still there. A number of calls have been placed to Canton Township (who said it is a Wayne County problem) and to Wayne County with no satisfaction. Renee offered to write a letter to the consumer tip line at Channel 7 to see if that gets their attention. Board agreed for her to proceed.

The meeting was adjourned at 8:40 pm