

Tottenham HOA Meeting Minutes - March 10, 2026

Meeting Identification

- **Association Name:** Tottenham Homeowners Association
- **Meeting Type:** Monthly HOA Meeting
- **Date:** March 10, 2026
- **Time:** 7:00PM – 9:00PM
- **Location:** Canton Township Building, Meeting Room B.

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

I. Roll call to determine the voting power represented at the meeting

- The meeting was called to order at 7:30 pm
- Present from the board were Brian Watters, Terri Mulholland, Renee Bergmooser, and Yogi Patel. Also present were two homeowners.

II. Call for Approval of Previous HOA Minutes

- **Motion to Approve:** Brian Watters moved to approve the previous HOA meeting minutes.
- **Second:** Terri Mulholland seconded the motion.
- **Vote:** The previous HOA minutes were unanimously approved by the Board.

III. Reports of officers starting with 2026 Budget/Financials

Budgets/Financials - To date we have spent 9.6 % of our 2026 operating budget. We are over budget on our mailing because we have had to send out a lot of mailings as late. This is part of the reason we are encouraging the residents to agree to email notifications. We can decrease that cost significantly if we don't have to use physical mailings to communicate with our residents.

Our largest expense in February was that we prepaid for the pond maintenance and the fertilizing service for Mr. Green. We also paid off Northstar Maintenance for his remaining balance. We are no longer doing business with him.

We have 27 homes of 81 who have paid their HOA dues. The HOA dues are due at the end of the month.

Reserves investment status- Last year we had \$5600 left over in the Budget. We could either roll that into the Road Budget or put it into the Emergency Savings Account. More discussion to follow on that.

Invoices, consent form, and nominations form remittance report- Invoices went out, we have received 30 consent forms back and ballots for the upcoming election are beginning to trickle in.

IV. Reports of committees

Beautification: The Beautification Committee had nothing to report. The spring cleaning date will be announced soon.

Infrastructure: Keith Bergmooser reported that the entrance way spotlight is strobing. He is going to order a new part and will repair that.

We have potholes popping up but it is too early in the season to do anything about it. We will address ASAP.

New Business

- Vote to approve purchase of a license to use HOA works software for \$125 per month. HOA works software is going to be very helpful for accounting, management, and communication. Brian motioned to approve the purchase and Teri seconded the motion. Unanimous approval by the Board.

- Vote to approve policy for Michigan Homeowners' Energy Policy Act.

This new Michigan State Law requires that all subdivisions enact a policy that relates to solar energy. This policy has to be approved by March 21, 2026. This new law states in a nutshell that if anyone wants to put up solar panels we cannot stop them. Hirzel Law firm was aware of the new state law and approached us about writing the policy for us. We agreed to their price and they submitted the policy to the Board. Brian motioned to approve the policy written by Hirzel and Yogi seconded that motion. Unanimously approved and the new policy goes into effect on March 21.

- A neighbor on Lilley Road is concerned that we have trees that are hanging over his garage. Brian told the neighbor that if he can confirm that those are Tottenham trees, we will pay to have them cut down. Step one is to find out if the trees are on our property. We will have two other members of the Infrastructure Committee come out to the property and investigate further. Also we will investigate the topography of the site plan to determine property lines.
- Landscaping and snow removal After Brian doing an investigation on Google reviews and talking with the Woodcreek Board about the service they have received we decided to contract with CYLC for the 2026-2027 season. This is a one year contract for lawn service as well as snow removal. Brian found the bid to be acceptable and within our budget.

- **VI. Unfinished business**

Report on status of ballot mailout kit

They went out and 8 or 9 ballots have been received. We need to have 27 ballots for quorum.

VII. Questions/homeowner feedback

A homeowner came to the meeting because he was concerned about an incident in the subdivision regarding police officers. The Board agreed to investigate further.

Also a long-time homeowner is concerned with the fact that our by-laws are not being upheld. He stated that he was disappointed in the fact that he sees many homes that are not being maintained and it is affecting the property values. Also, modifications are being made without the resident coming before the Board and asking for approval.

The by-laws state that we are supposed to have an Architectural Review Board but we simply don't have enough people to do that. It comes down to apathy in the subdivision. It was suggested that we look at having an ice cream social or food truck come into the subdivision. While the people are there we could ask them about participating on committees. Residents do not have to serve on the Board to be helpful. Turning out for work days, taking on one project, doing research on behalf of the Board are all things that would lessen the load on the current volunteer Board.

The resident offered to do the research and find out what the cost would be to bring in an ice cream truck.

VIII. Motion to adjourn

Motion to Adjourn: Brian motioned to adjourn

Second: Teri seconded the motion

Time of Adjournment: 8:37 pm

IX. Approval of Minutes

- **Prepared By:** Renee Bergmooser

- **Approved By:** Sarah Taylor

- **Date:** 3/16/2026

- **Signature:** 