

# Meeting Minutes — May 6, 2025

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

- (a) roll call to determine the voting power represented at the meeting,  
Meeting called to order at 7:00 PM. All board members were present. Terri Mulholland, Brian Watters, Sarah Taylor, Michelle Murad, Mike O'Callaghan, Renee Bergmooser and Dennis Hussey.
- (b) reports of officers starting with 2025 Budget/Financials
  - There are four homes with dues outstanding and two additional on payment plans for the year.
    - o In the bylaws, there are no provisions for a payment plan. The board should consider the policy stipulations going forward – exception basis, not multiple years in a row, etc. and make sure the new bylaws reflect the policy going forward.
  - For the outstanding homes, they have until 5/10/2025 to pay otherwise they will be turned over to the lawyers for collection actions.
  - The legal fees accounted for so far are related to documents review activities. Part of that was budgeted for last year and carried into this year (last years' budget doesn't carry over into the current budget vs actuals report).
  - Check for grass cutting was mailed last week – anticipate them to start as soon as the rain stops.
  - Recommend putting fertilizer and herbicide for common areas back into the budget for years going forward and looking to renewing our contract with Mr. Green for this year to address weeds in the common areas.
  - Looking down the road 3-5 years may be a good idea to forecast expenses and cash.
  - The website renewal is coming up this August and the three-year rate is included in the budget.

(c) reports of committees

Beautification

- The committee presented recommendations on a plan for refreshing plants and replacing dead/dying plants with low maintenance plants and seasonal annuals.
- There is a big-ticket item related to replacing the boxwoods in the front and common areas that will need to be budgeted for in the next year or two. This is something to be revisited when the budget for next year is prepared.
- A spring clean up date needs to be determined and communicated to get a group of people together
  - o An email will be sent out inviting people to meet Thursday 5/15 from 4-7 at the front entrance.
  - o A potential alternative to pulling weeds may be to torch them – Dennis has a small torch that can be used as a trial before investing in the purchase of a larger torch.
- Keith B. requested permission to have Black Diamond come in to look at the wiring for the sprinkler system to readjust zones. The cost should be relatively low.

(d) unfinished business

Governing Documents Draft Review - Bylaws

- Some comments have been received from board members, the rest of the board is invited to review and propose any additional changes while in the draft stage. Board members should provide comments by July 31, 2025.

2025 Elections

- There are four candidates on the ballot for this election cycle. Ballots will be distributed via email and direct mail with a due date of June 10<sup>th</sup> (the next board meeting).

#### Road Maintenance

- The board received three quotes for road maintenance and reviewed the quotes to understand the difference in cost, scope and how they fit into the long-term plan for anticipated road repair and replacement.
- None of the quotes do anything between the road (asphalt) and the concrete apron which is where most of the vegetation that we see.
- Motion to approve quote from S+J to move forward with surface patching, potholes and hot patching of cracks. Motion was seconded and approved by the board.

#### Detention Pond Maintenance

- The board has received a few different proposals with regard to detention pond maintenance.
- Keith and Brian have been doing maintenance in the pond on Campbell Ct to resolve the issue of draining.
- One proposal is focused on 7-treatments during the year (algaeicide, bacteria, etc.) – that ultimately will reduce the need to dredge the ponds and clean up the algae and other organic matter that has been accumulating over the years. Additionally, the recommendation was to spray the phragmites in the ponds and wetlands on a yearly basis.
- Before we can do anything, we need to be approved by the state and we are behind this year (permits are usually renewed in February for an April 1 start).
- Board voted to move forward with getting a final proposal from Michigan Lake and Pond to include 5-year terms and the phragmite spraying for a final approval.
- A communication needs to go out to homeowners related to spraying of the phragmites in the wetlands.
- The proposal does not include clean-out of the ponds, which is tabled for another meeting.
- As part of the pond review, a recommendation was given to plant wildflowers on landings in the ponds as part of the ongoing maintenance and remediation to reduce future clean out efforts.
  - o Potential to rent a plugging mower to experiment with wildflowers to see how it turns out.

Meeting adjourned: 8:57 PM