

Tottenham HOA Meeting Minutes - February 10, 2026

Meeting Identification

- **Association Name:** Tottenham Homeowners Association
- **Meeting Type:** Monthly HOA Meeting
- **Date:** February 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 7:21 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

For the month of January, 2026 we had total expenses of \$6,427. We are now accounting for expenses on a per month, accrual basis rather than a yearly basis. This makes it easier for planning and budgeting purposes. Our net income for this month is \$1,459. To date, approximately 9.6% of the budgeted 2026 operating budget was spent.

IV. Reports of committees

Beautification: The Beautification Committee had nothing to report

Infrastructure: Keith Bergmooser reported as follows:

Northstar who was under contract with us for the 2025-2026 season quit on us in the middle of the season. This was because of a disagreement of a couple of things. Scott, the owner, thought that he

didn't need to plow for one of the last snows as according to him the snowfall was less than 2 inches. Brian measured it at 5 inches. Scott of Northstar was also angry because he said that he had cleaned out the cattails and phragmites in two of the ponds in the subdivision. We never saw him do that work, nor did he ever bill for the work. It was decided that we would wait until the winter was over and the snow melted and then we would be able to see if he did do the cleanup.

If he did, we would pay him at that point. Because of these issues, he is no longer interested in working with Tottenham. That left us scrambling for the remainder of the winter. Brian was able to have CYLC commit to helping us for the remainder of the winter season.

That brought up the discussion of rock salt. It has almost tripled in cost the past year. A nearby subdivision spent \$5,000 for salt in 2025. If we salted the intersections and stop signs it is estimated that would cost us \$5-10K per winter. Keith recommended we don't salt. The speed limit in the subdivision is only 25 mph. Residents should be able to stop at that speed.

Terri also commented that at the cold temperatures we have been having this year, salt would probably not even be effective. Yogi agreed with that statement. It was decided we will try not to use salt to save money and see how that goes.

Because Northstar also did our mowing in the summer we will need to find another company to do that. Brian is in favor of finding companies that have a lot of good reviews and having a number of them come out and quote the job. The Board agreed to have him investigate that further.

V. New Business

- Mr. Green contracted for fertilization in common areas. We currently have a contract in place for 2026 with Mr. Green. Brian said he is not really a fan of this service. Terri commented and Renee agreed that we had attempted to not fertilize a few years ago and the results were bad. Overgrown weeds and the grass was yellow. It was agreed by the Board to continue the service for 2026.
- Discussion on ballot mailout kit and upcoming election.

We are now within the 60 day requirement to send out ballots for the Spring election. We will mail the ballots with a self-addressed envelope and the notification of the annual meeting. Nominations have to be mailed no later than Friday, Feb. 15. If we do not get any nominations, we will only have four members on the Board. This is going to be very challenging moving forward. Brian suggested sending out an email blast explaining to residents that if we don't have residents willing to volunteer for the Board we will have no choice but to raise our HOA dues even higher.

- Discussion on direction of new by-laws or possibility of amendments.

There was much discussion in our last meeting about the state of our current by-laws. It is very costly and difficult to revise them and may not be something we need to pursue at this time. We can make necessary changes by passing amendments, rather than trying to rewrite our current by-laws.

As a Board we don't want to be seen as "enforcers" but it is necessary, especially when it comes to exterior appearance, to intervene sometimes in order to keep the investment of our homes sound.

Brian suggested that we put aside the review of the by-laws at this time and use the amendment option for necessary changes. The Board was in agreement that this is the best fit at this time.

Michigan HEPA (Homeowners Energy Policy Act) requirement

Brian just became aware of this act. Hirzel offered to write up our policy for a flat charge of \$500.

This is a new state law from Michigan. As a Board you are not allowed to restrict solar panels. Brian did call Pentiuik, Couvreur & Kobiljak to get a quote from them but hasn't received a return call yet. If we do not hear back within 5 days, we will go with Hirzel. We as a Board can be held liable if we don't have a solar energy policy. Brian made a motion to send notifications to the homeowners with a copy of the policy and post it on the website. We will vote in March if we should go ahead with the policy. Terri seconded.

VI. Unfinished business

- **Vote on Revised Restrictions Enforcement Policy**

This was a minor change and only involved two words. Brian made a motion to enact the enforcement policy, seconded by Renee. All were in favor making it unanimously approved. The policy is now official and will be followed by the Board accordingly. The policy will be posted on the website.

VII. Adjournment

- **Motion to Adjourn:** Brian Watters moved to adjourn the meeting.
- **Second:** Renee Bergmooser seconded the motion.
- **Time of Adjournment:** 8:43

VIII. Approval of Minutes

- **Prepared By:** Renee Bergmooser
- **Approved By:**
- **Date:**
- **Signature:**