

Meeting Minutes - September 9, 2025

(a) The meeting was called to order at 7:03. Present from the Board were Brian Watters, Michelle Murad, Renee Bergmooser and Yogi Patel. Terri Mulholland phoned in to the meeting. Also present were Dennis Hussey, Marise Hussey and one neighbor, Ken Dernay.

(b) Call for approval of the previous HOA meeting minutes. Approved by all.

(c) 2538 Campbell Court presentation of a template for a lease agreement. There doesn't appear to be anything in the lease agreement presented by the Packer Group that says the HOA requires occupants to be members of a single family and that tenants must adhere to HOA by-laws.

We will require that the Packer Group adds that language to the lease agreement. The owner or the lessee must clean-up the outside. Currently the home is not in compliance with the maintenance requirements. The Packer group must add these elements before this lease will be approved. Ultimately the owner is responsible for adhering to the bylaws.

(d) Reports of officers:

Budget/Financials- Terri reported on the Amended Budget to account for transfers of money to take care of the expenses for the front entrance, cleanup of islands, pond maintenance, cleanup of woodland overgrowth. We have not increased the budget, just moved some money from other categories.

Homeowners in collection. We have one homeowner in collection and two that are making payments. We pay upfront for the legal fees associated with collections but are reimbursed when the dues are paid by the delinquent homeowner.

Account Status Regarding Checking Account and Reserve Funds

As of July 31, we have \$72,601 in the checking account, \$24,806 in our emergency savings and \$171,145 in our road reserve fund. The road fund is deposited in a high-yield money market MMA. We are considering moving \$10,000 of infrastructure reserve to a special savings account or special CD. This will make that money easier to track, compliant with state law, and allow us to earn more interest.

Beautification Committee- the front island work is completed and we are happy with the job. We need to address one area near the sidewalk that has dead grass and bare dirt from the tree that was pulled. The cul-de-sac islands have elevated the pine trees, trimmed the burning bushes, and cut down the weeds from around the islands. We need to keep the common areas looking clean because we are going to be expecting more of the residents in the coming months.

Sidewalks- Precision Concrete Cutting will be in the subdivision the third week of September to finish the job of making the sidewalk slabs flat enough to remove trip hazards. We are waiting for Canton Township to do the parts of the slabs they are responsible for. This will be the third year they have ignored us.

Sinkhole on Lilley Road- It appears to be fixed after Wayne County filled it in.

Detention Ponds- the ponds are greatly improved since Michigan Lake and Pond has begun the process of treating the ponds to reduce the sludge and provide some limited water treatment.

Compliance with the HOA Bylaws

We have a history of a few homes giving very little attention to their lawns and plant beds. Some attempts to get homeowners to comply with HOA Bylaws concerning exterior maintenance have met with limited success. In addition, there are new homeowners who have likely not read the Bylaws on the maintenance requirements. There are also several more homeowners whose yards are mostly beds of weeds.

The Board wants to improve compliance during the calendar year 2026. The first step is to communicate with all homeowners to explain what is expected and what the Board will do in the event that homeowners do not take steps to bring their yards into compliance.

An email will be sent to all homeowners notifying them to evaluate their yard and plant beds and to start preparing for the tasks that will need to be done early in the year.

Beginning in April, homeowners who are determined to be violating the Bylaws will be notified in the Spring. The procedure to cure violations may incur fines. The fines are discussed in the current Bylaws in Article XXI (pp.42-44)

Review of the Amended and Restated Bylaws (Bylaws Committee)

Marise reported on the status of the Committee's work to carefully review the Amended Bylaws before we ask the homeowners to vote to approve the Updated HOA Documents.

The Committee (Marise H, Renee B, and Teri M) have reviewed 31 of 55 pages of the Amended Bylaws.

At tonight's meeting the committee shared with the Board five (5) items they are recommending for removal from Bylaws. A complete list of items will be identified and presented at the October meeting. One example includes: the removal of Article IV: Mortgages.

The second list of items shared with the Board were five (5) items that appear to require discussion of the Board. (See the Handout supplied by the Committee for more details)

Lively discussion filled the remaining time allocated to the meeting. The topics addressed were directly connected to other recent conversations that have been taking place among Board members. A summary of those topics is provided below:

Exterior Maintenance-

We have reviewed the Exterior Maintenance requirements in the current bylaws. They are vague and spread out throughout the Bylaws Document. The Board has been developing a set of Guidelines/Requirements and will be continuing to fine tune those before we send out notices.

The Bylaws Committee has been working to understand the new language on this topic and will make recommendations as they finish their work on the Amended Bylaws.

Note: We are aware that our common areas are not in the best shape and the Board is working diligently to improve those areas so as to set a better example of the standard expected for the neighborhood.

Fines (for Violations of the Bylaws)

Fines for violations of the Bylaws have not been adjusted since the inception of the neighborhood. The Amended Bylaws call for doubling the current figure. Members present at the meeting questioned whether this was a sufficient increase to motivate compliance. Among the questions to ask Hirzel will be how much an increase would be allowed by law. We want the fines to suggest we are serious about compliance, however we do not want them seen by our neighbors as punitive.

Procedure for Curing Violations includes these steps

The first notice step will be to notify the homeowner to educate them on what is lacking. A second notice will specify what violations exist and the homeowner will be asked to attend a meeting before the Board. The Board will then discuss the situation and advise the homeowner what the decision is. After this step, violations that are not cured will cause the homeowner to be fined. Fines are due immediately after they are assessed.

QUORUM: Situations calling for a quorum that we will review so we can conduct business:

Monthly Board Meetings

Annual Homeowners Meeting

Meetings to elect Board Members and Officers

Meetings of Co-owners to remove Directors/Officers/Board Members

Emergency Meetings or Meetings with a Special Purpose

Some items we will have to address in the Amended Bylaws will require some input from Hirzel. A list of questions will be developed. One question noted by the Board during this meeting is:

If we invite all eligible homeowners, what percentage do we have to have so we can accomplish our business. How much latitude do we have to set quorum figures. Our HOA has a long history of low participation in meetings and neighborhood affairs. Low/inadequate participation puts constraints on the Board.

More on the Amended Bylaws will be reported at the October Board Meeting.

The meeting was adjourned at 9:00 pm.