

## **Meeting Minutes- September 12, 2024**

The meeting was called to order at 7:00 pm. Present from the Board were Dennis Hussey, Terri Mulholland, Michael O'Callahan, Brian Watters, Tarulata Shah, Renee Bergmooser. Also present were three homeowners.

### **Treasurer's Report**

Terri reviewed with the Board the current report of the 2024 Budget to Actual Expenses paid through August 31, 2024. Because of a variety of expenses anticipated through the end of the year, Terri also presented a re-allocation of budgeted amounts to account for the current assessment of our spending needs. A proposed 2024 Budget Revision was put to the Board for a vote. Terri moved that the Revised Budget be approved. Mike seconded the motion and the Revised 2024 Budget was passed with a unanimous vote.

A tentative look at the projections for expenses in 2025 was displayed for the group to discuss. The Board Meeting in October (10-10-2024) will address the 2025 Budget in more detail. All homeowners are encouraged to attend in order to understand the challenges facing the Association.

### **Dues Payment Update**

Four properties were sent letters from our attorney's with a deadline to submit payment. We are able to recoup not just the owed dues and interest but also the cost of the attorney fees for pursuing those who have not paid their annual HOA dues.

### **Governing Documents Review**

Because the Articles of Incorporation, the Master Deed and the Tottenham by-laws are 20 years old, they do not meet current state requirements. We are working with Hirzel Law, PLC to correct and update them. This will be an ongoing process as it is very time-consuming to review the recommended changes from Hirzel and approve them.

### **Sidewalks**

Brian Watters and Michelle Murad have worked diligently to do an assessment of what work needs to be done to ensure we do not have trip hazards in the common areas of the subdivision. We had been considering replacing or raising some of those that are flagged. However, Brian brought up a new way that the city of Plymouth did their repairs which was to grind off the raised areas. He is going to get a price on that process and report back to the Board.

### **Entrance Way Wall**

Our front entrance way wall has some major cracks in it which are allowing water to seep in and compromise the integrity of the wall. Brian met with a company named Urban Cornerstone Masonry who does this work. The bid of \$9,225 to repair the wall and keep it from incurring further damage seems reasonable. The estimate to replace it was over \$100,000 if we were forced to do that. Dennis made a motion to approve the proposal, Mike O'Callaghan seconded the motion. Approved unanimously by the Board.

### **Road Drain to Detention Pond**

There are two storm drains that are not draining properly. One on White Hart Blvd. and one on Campbell Court. The cost for a company to come out and put cameras in the problem drains is \$250 per hour and

will give us a good look at what is going on. The company estimates it may take 8 hours to complete the study of the Association's storm sewer drains. The Board agreed this would be a good plan to find out where the problem is.

### **Annual Dues Increase**

There was extensive conversation about the fact that we are not keeping anywhere near enough in our reserves for upcoming necessary maintenance, repairs and replacements. Many of the homeowners do not realize that we are responsible for our own roads, detention ponds and storm water collection systems. We have more infrastructure and common areas to maintain than most subdivisions in Canton.

We are obligated by the state of Michigan to keep money in reserve for infrastructure repairs that are inevitable at some point. The dues are going to have to increase significantly in order to meet our obligations. We have not had a dues increase in the Association's Operating Funds for 25 years, which has amounted to us being ill-prepared for the financial demands to address needed maintenance and future projects. It was decided that we will do our best to communicate the fact that the increase will be significant to prepare our residents for the 2025 year.

### **Report from Communication Committee**

Michelle Murad and Brian Watters make up our communication committee. They will be responsible for communication to the residents through email, signage and mailed correspondence. They would like to set up a procedure for any correspondence received to the Tottenham Community g-mail address. More Communications Committee information to come later.

The meeting was adjourned at 8:57 pm