

Royal Forest Homeowners Association
Phases 4,5 and 6
March 22 , 2018 Agenda
52700 Van Dyke
Shelby Township, MI 48315
7 – 9PM

1. Call to Order -- Ken Williamson

a. Board introduction

- i. President – Ken Williamson – 20 years
- ii. Vice President – Lou Piccariello – 18 years
- iii. Vice President - Greg Kiehle – 18 years
- iv. Treasurer – Glen Maccagnone – 20 years
- v. Secretary – Dave Randolph – 16 years

b. Request sign in

c. 29 people attended meeting (see sign in sheet)

2. Financial Accomplishments -- Glen Maccagnone

3. Operational Accomplishments -- Lou Piccariello

- a. Replaced standard street posts / signs with custom, decorative street post / signs
- b. Replaced all of the Schoenherr entrance lighting with LED lighting
- c. Schoenherr Entrance maintenance

- i. 2000ish ft on Schoenherr
- ii. Island
- iii. Lawn cutting
- iv. Sprinkler systems
- v. Street Lighting
- vi. Landscape lighting
- vii. Front Wall maintenance
- viii. Snow plowing

- 1. All of our contracts withhold money until all services are delivered as negotiated, including repairing sod. Plowing streets that are curved is very difficult, so it is no surprise that there is some sod damage, but as has been done in prior years they snow plow contractor is required to repair come spring, prior to getting the last plow payment.
- 2. We have done more this year, however the cost for salt is extremely expensive and costs \$300 – 500 each time we do it. We work very hard to maintain our \$200 annual dues so we are selective when we salt.

Salting also destroys the streets which are private and would need to be repaired / replaced at our cost.

4.

5. Communication methods -- Greg Kiehle

- a. Emphasize use of the website
- b. www.royalforesthomeowners.com
- c. Email royalforestboard@yahoo.com

6. Open Forum

a. Stacy Donahue

- i. Consider using the same plowing company as Middlebury subdivision, their service is very good
- ii. Lou responded they use salt, it's very damaging to the streets and we own the roads which we don't want to excessively damage. It's a very delicate balance of how much salt to use.

b. John Blanchard

- i. Complement on low dues
- ii. Would like board to consider raising dues for better snow plowing
- iii. Lou responded problem is with all services when there is 1 inch per day the service doesn't come out until a 2 inch snowfall. This service is much better and responsive than others.

c. Mariana lot 259

- i. Thanked and complimented board for what has been done
- ii. Would really like to emphasize she wants street lights
- iii. Would like another street lighting proposal
- iv. Board indicated this should be a task for the new board

d. Ussel

- i. Re: street lighting
 - 1. Lighting placement can be negative
 - 2. Cost was high
 - 3. People didn't see the benefits
- ii. Lou responded he still has the light placement map and he felt power risers were unattractive

- e. Kathy Mancini
 - i. Re: street lighting
 - 1. Pricing was high
 - ii. Would like more salt at schoenherr
 - iii. Replace street sign at schoenherr
 - iv. Lou said DTE bid was the highest, but best because of trust
- f. Tom Caruso
 - i. Maybe light just the corners
 - ii. Lou indicated power is still a big challenge
- g. Sharon May
 - i. Wanted to know how much was in the reserve fund for storm water facilities
 - ii. Glen indicated nothing specific reserved for it
 - iii. Lou said it would be a joint effort with the city if a problem came up. Most likely would be a special assessmet if there was a sewer project needed that the association was responsible for. Must use city approved contractors. Sharon was asked if there was a specific need, she said no.
- h. Pete Marcellus
 - i. Concerned about 24 mile road sub connection.
 - ii. Pete said holiday lighting was terrible and late this year
 - iii. Lou said no connection from that sub
 - iv. Board agreed lighting was really bad, this is the last year for this contractor
 - v. Ken said 3 quotes are gotten which is how all contractors are selected
- i. Amanda Girbelo
 - i. Landscaping cost is high
 - ii. Lou explained there is 2000 ft on schoenherr, median, ...
- j. Stacey Donahue
 - i. Can the board help with a neighbor that doesn't take care of the lawn

- ii. She would like the board to hire an attorney then charge back to violator
- k. Sharon may
 - i. Would like by-laws upgraded
 - ii. Lou indicated 51% ppl need to approve and it would be 20+k to do. Why?
- l. Faye bakers
 - i. Charge by-law violators for each letter sent out, inclusive of attorney fees
- m. Al May
 - i. By-laws expire and are null/void
 - ii. Lou indicated automatic renewal
 - iii. Board to re-verify
- n. Garbello
 - i. Would like mor open access to expenses
 - ii. More transparency
 - iii. Glen asked how and any/all info available via an email request
- o. Jesus
 - i. Specificly would like to see monthly expenses
 - ii. Glen reiterated please email a specific request
- p. Sharon may
 - i. would like the information posted on websit for everyone to see
 - ii. Said someone asked her to request board to be turned over to a management company
 - iii. Lou said 10 to 20% cost and the management company in phase one has been terrible, why?
 - iv. Sharon refused to disclose name of requestor and was asked to have the person contact the board directly
- q. General
 - i. Would like term limits
- r. We also have a very strict policy to not participate in Nextdoor Royal Forest's propagation of misinformation and uninformed representations of the truth. We believe

that nothing good can come from interactions that are not brought directly to this board for resolution.

7. Elections

- a. In the early years of the Royal forest board there were 6 positions, this board reduced it to 5 positions and exempts board members from the annual dues, but does not use a management company and does not pay any board member for any other services performed.
- b. The bylaws allow this board to set rules and policies to effectively enforce and operate the bylaws.
- c. The following 5 policies have been enacted to qualify candidates to be a board member thus ensuring a board with integrity is in place.
 - i. you must not have any felonies
 - ii. you must not have any misdemeanors
 - iii. you must be current on your dues
 - iv. you must be in compliance with the bylaw violations
 - v. To run for treasurer you must be bondable
- d. There are 3 open board seats available
 - i. Vice President – Run projects
Treasurer – Responsible for PO box collections, billing, collections, book-keeping
 - ii. Secretary – notes, minutes, record liens, meeting orchestration, email
- e. We are also looking for someone to manage our website that is currently being done for free by one of the board members. Please let us know after the meeting if you are interested and you can talk to the current webmaster

8. Requests for website posts: **(documents need to be sent to greg for posing to the website)**

- a. Phases 4,5 and 6 street map (136 homes) (lou to write)
- b. Lien process (glen to write)
- c. Fiscal year (glen to write)
- d. Snow plowing sod repair policy (lou to write)