

**MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION**  
**SEVENTH ANNUAL MEETING**  
**June 1, 2010**

The Seventh Annual Meeting of MORGAN CREEK CANTON Condominium Association was held on Tuesday, June 1, 2010 at the Canton Township Municipal Building. Pat Sirola chaired the meeting and called it to order at 7:10 P.M. Pat conducted roll call of Board officers. In attendance, Art Anderson, Vice President, Bob Olmstead, Secretary, and Fred Snider, Treasurer, and Michelle Benn, Member-At-Large. Also, Denise LaPointe was present who represented the Management Company. There were 18 co-owners present and 4 proxies. Although this did not constitute a quorum, it was unanimously agreed upon by the Morgan Creek Board of Directors that the members present and the proxies would constitute a quorum.

Prior to beginning with the agenda, Pat stated that co-owners delinquent in their dues would not be allowed to vote or speak during the meeting. The following co-owners were announced as being delinquent: Earl Brown, 131 Concord, Audberto Antonini, 203 Concord, Roberta Wilson, 243 Concord, James Murdock, 285 Morgan, Jack Downie, 43069 Providence, Masood Lodhi, Vincent Crockett, 43112 Providence, Vijay Gogineni, 43117 Providence, Muhammed Hamid, 43124 Providence, and Paul Dudley, 740 Concord.

**MINUTES OF LAST MEETING:**

Last year's association meeting minutes were enclosed in the packet sent out by the management company. Pat asked if anyone wanted the minutes to be read. Pat then asked if the minutes should be accepted as they were presented. Monica Suchyta made a motion to accept the minutes as they are. This was seconded by Patti Kuberski. The minutes were accepted by a majority of co-owners.

**FINANCIAL REPORT:**

The financial statement for the calendar year ending 2009 was reviewed. There is currently \$27179.00 in delinquencies. The board is in the process of initiating legal action against co-owners who are delinquent in their association dues. In addition to liens against their property, we hope to obtain judgments and possibly garnish their wages if they are currently working. Pat directed the assembly to the proposed budget enclosed in their informational packet and asked if there were any questions. Pat stated that our largest expenses are water, snow removal and lawn care. Jim Bramham questioned the budget for asphalt repair. The amount shown is what was expended in 2009 and carried forward to reflect the coming year's repairs. The actual amount will depend on the amount of repairs necessary. The association will be looked at to determine what repairs will be needed. Art mentioned if anyone needs asphalt repairs to their driveways or concrete sidewalk repairs to please send an e-mail through the Association website ([www.morgancreekcanton.com](http://www.morgancreekcanton.com)). That way the entire board is made aware of the problem and it is in written form. Cass Suchyta had a question regarding the maximum of our public liability insurance. It is believed to be one or two million dollars, which is a pretty standard policy. Ruben Gonzales, 43105 Providence

had a question regarding the profit shown on the bottom line of the budget. The money shown is what would be in excess if dues were collected and the actual expenditures for the year matched exactly what was budgeted. Since there were no other questions, Pat asked for a motion to approve the financial report and budget. Jim Bramham made a motion to accept the report and was seconded by Gary Grady. The members voted to accept the report.

### **ELECTION OF OFFICERS:**

Pat opened the nomination of officers. There are three board positions to be elected, the positions held by Pat Sirola, Art Anderson and Michelle Benn. Pat said that she would not seek re-election. Pat said there were three nominations submitted through the management company. They were Art Anderson, Michelle Benn and Patti Kuberski. Pat opened the floor for nominations. Pat also announced that Fred Snider was resigning from the board effective this date. Since his position was not up for election, the board will be looking for someone to appoint to complete his term. Michelle nominated Cheryl Caldwell and was seconded by Barb Olmstead. Terry Deisler was also nominated. Cass Suchyta and Wayne Norlie were asked to collect and tally the votes.

### **OPEN DISCUSSION:**

While the votes were being counted, Pat stated the meeting was open for discussion. Pat said she wanted to first thank Bob and Barb Olmstead, Jack Grotenhuis, Fred Snider and Michelle Benn for cleaning up and weeding the front entrance of the association. Patti Kuberski volunteered to plant flowers within the next week. Also, Pat mentioned the plaque mounted in the center of the entrance. This is an award the association received from the Canton Committee for Community Excellence in the fall of 2009. Pat Sirola, as President and Patti Kuberski, who did most of the work planting flowers, attended an award ceremony in 2009 to receive the award.

Pat stated that the entire association would be mulched within the next few weeks. The plan is to have everything mulched, including the trees along the streets and the areas along and around the buildings. The expenditure will be around \$10,000 and the mulch will be a brown hardwood. McDonnell asked if the residents were going to have to do the mulching, but Pat assured her the landscaping company would do the mulching. Residents will not be asked to do any mulching. Pat reminded that anyone who may have mulched around their unit may have it covered up, especially if it was a different color. The only color we use is the brown hardwood mulch.

Pat announced the results of the board elections. Art Anderson, Michelle Benn and Patti Kuberski were elected to the board.

Gary Grady asked if the dues were going to be increased. As of today, they were not going to be increased. However, with rising costs, the board could not promise this would not happen, even in the immediate future. Art mentioned that our association has the smallest monthly fee in the Canton area.

Fred Snider asked about the pine trees that are starting to engulf the pear tree at the front entrance. He asked if anyone had any objections to having the pine trees removed since they could damage or kill the pear tree. At this point there is no way to cut back the pine trees without creating a further eyesore. Since there were no objections to removing them, the board will look into having them removed.

Ruben Gonzales had two questions, the first about the construction going on behind our mailboxes along Morton Taylor. This is a drain project that starts near Saltz and Sheldon Roads and goes south along what would be Morton Taylor to south of the association property and then east to the ITC power lines. The other question was about the unit at 43112 Providence that is in foreclosure. When the court-appointed company cleaned out the unit, the garage door was damaged. His question was who would be responsible for repairing the door. Pat stated the mortgage company or who holds the title to the unit would be responsible. Pat also stated when the court appointed company was cleaning out the unit, she was told by them that the unit had been completely gutted, including the furnace, hot water heater, appliances, countertops and kitchen cabinets.

Wayne Norlie asked about the wetlands that the association owns and the creek that is the Hutson Drain. Art stated when the developments west of our association were being built, the township required they have four retention ponds. When this happened, the water levels in the creek behind the units along Concord dropped significantly. Fred has been talking to the township and met with one of the inspectors a few weeks ago. Since the creek or Hutson Drain is the responsibility of Wayne County, we don't expect much to be done to correct the problem. However, several days after the township inspector was here, two men were out looking at the creek and were overheard talking about having to go under the bridge with a bucket that crosses the creek. It wasn't known for sure, but it appears they were talking about dredging the creek. This could improve the condition of the creek. The board will continue to pursue this issue.

Ruben Gonzales asked about having a garage sale in the near future. A sign will be posted on the bulletin board asking residents who would be interested in a garage sale to send a message through the association website ([www.morgancreekcanton.com](http://www.morgancreekcanton.com)) with their preferences of dates.

Maureen McDonnell brought up the issue of residents walking their pets and the pets urinating on the grass in front of owner's units. Fred suggested pet owners walked their pets use the grassy area west of the mailboxes along Concord. Dan Salinas introduced himself as the new owner of 255 Morgan and stated he may have been the individual who allowed his pet to urinate on the grass in front of owner's units. The board as a whole commended on his honesty and for taking responsibility. He said he would make every effort in the future not to encroach on the grassy areas in front of owners' units.

Jim Bramham asked if there were any other actions the association could pursue regarding the delinquent accounts. The board will continue to pursue legal action against any owners who become habitually delinquent.

Daniel Salinas asked about the orange wire lying on the grass. The wire is a Comcast cable and is their responsibility to bury the wire. The co-owner of the unit the wire goes to should contact Comcast and have them come out to bury the wire.

Barb Olmstead said she wanted to thank Pat Sirola for her past service as President of the association and Fred Snider for his service on the board and all the help he has done around the association.

There being no further business to discuss, Wayne Norlie made a motion to adjourn the meeting and was seconded by Monica Suchyta. The meeting was adjourned at 8:10 P.M. The next annual meeting will be determined at a later date.

Minutes submitted by  
Bob Olmstead, Secretary  
Morgan Creek Condo Association