

# **MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION**

## **EIGHTH ANNUAL MEETING**

**June 1, 2011**

The Eighth Annual Meeting of MORGAN CREEK CANTON Condominium Association was held on Wednesday, June 1, 2011 at the Canton Township Municipal Building. Bob Olmstead chaired the meeting and called it to order at 7:05 PM. Bob conducted roll call of the Board officers. In attendance, were, Art Anderson, Michele Benn, and Cheryl Caldwell. Also present was Denise LaPointe who represented the Management Company. There were 21 co-owners and proxies present, 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.

### **MINUTES OF LAST MEETING:**

Last year's association meeting minutes were enclosed in the packet sent out by the management company. Jack Grotenhuis asked if any legal action is being taken against delinquencies. Bob and Art stated that the board is in process of legal action. Seven units are in arrears. Approximately \$4000 better than at this time last year. The delinquencies will be kept on the books until the statute of limitations has been reached. Pat Sirola made a motion to accept the minutes as they are. This was seconded by Cass Suchyta. The minutes were accepted by a majority of co-owners.

### **FINANCIAL REPORT:**

The financial statement for the calendar year ending in 2010 was reviewed. Cass Suchyta made a motion to accept the financial report. The motion was accepted by Jim Bramham. The members voted to accept the report.

### **ELECTION OF OFFICERS:**

Bob opened the nomination of officers. There are two board positions to be elected. Bob Olmstead's two year term is expiring and the position left vacant by Fred Snider that Cheryl Caldwell is filling is also open. The position held by Patti Kuberski is not up for election but the board will be looking for someone to appoint to complete her term. Nominated were Bob Olmstead, Cheryl Caldwell and Ali Liaquat. The votes were tallied and Bob Olmstead and Cheryl Caldwell received the highest number of votes. The board then asked Ali Liaquat to fill the position left vacant by Patti Kuberski and he accepted.

### **OPEN DISCUSSION:**

Jack Grotenhuis asked about asphalt, roofs and painting. Bob is in the process of getting the asphalt repaired. The board is in the process of getting bids for painting and roofs. These are both very expensive items and will most likely have to be spread out over several years. Roof leaks are taken care of due to ice damming on an as needed basis.

Ali Liaqat asked about the time frame from when a request is put in for repairs and a response is made from the board. The board communicates via email for the most part. The board members have full time jobs as well as other commitments and work as fast as they can when they get a request from a co-owner to get a response back to the coowner.

Maureen McDonnell asked about changing the bylaws for capital improvements. This is an expensive process that takes a two-thirds majority of the owners and can take up to a year or longer.

Shelly Francis asked if the painter will do caulking. When the units are painted it will include caulking but to go ahead and caulk yourself if you want.

Nadhu Nambiar asked about the balance of the net profit on the budget. There is an error in the financial report submitted by the management company. Denise LaPointe acknowledged the error and will resubmit a corrected budget to the board.

Jack Grotenhuis asked about the Canton Township Board meeting and any information about the units to the west of Morgan Creek. Bob and Art attended the meeting and the Hamptons want to change from building attached condos to detached condos. This will be an improvement to the area.

Jim Bramhan asked if the association dues will be increased. This will most likely happen, we do not want to get into a situation with having to have special assessments to pay for things such as roofs and painting. Morgan Creek continues to have one of the lowest association fee's in the area. The board will pursue legal action against anyone who does not pay their association dues. A late fee of \$50 is attached each month. Currently there are no foreclosures. There are 6 units rented. The lawns were damaged from grubs and are being treated and the sod will be replaced later this summer.

Dianne Bramham reminded that your sump pumps are aging and may need to be replaced and be sure to have fire extinguishers.

Use 'brown hardwood' mulch if you want to replace your own. Outside alarms are maintained by the alarm company and if you hear a beeping let the board know. Inside smoke detectors are the responsibility of the co-owner. The flood lights are not being replaced in the front of the buildings any longer.

There being no further business to discuss, Jack Grotenhuis made a motion to adjourn the meeting and was seconded by Jim Bramham. The meeting was adjourned at 8:00 PM. The next annual meeting will be determined at a later date.

Minutes submitted by:  
Michele Benn  
Morgan Creek Condo Association