

**MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 6, 2012**

**Call to Order**

The June 6, 2012 Board of Directors meeting of the MORGAN CREEK OF CANTON Condominium Association was called to order at 7:05 p.m.

**Attendance**

Officers present were Bob Olmstead, Michele Benn, Cheryl Caldwell and Liaqat Ali and Art Anderson.

**Approval of 2011 Annual Meeting Minutes**

Minutes from last meeting were read and accepted by the board.

**Financial Report**

Financial report for 2011 was presented. Water costs remain high. Check for leaks, water usage is not consistent and are unable to determine the cause of the inconsistencies. Delinquencies are being addressed by the board which in addition to letters and leans, may proceed to the use of a collection agency and foreclosure.

**2012 Budget**

Snow removal and lawn service by Tilt. Paid up front vs. per push which is more expensive, but service is better.  
Begin roof replacements and painting. Will use reserves to fund. Roofing will be done over 8 years and painting over 2 years.

**Nominations from the Floor**

3 positions up. Michele, Art and Liaqat terms have expired.  
Art, Michel and Liaqat received nominations. No other nominations.  
Moved to accepted nominations. Moved to accept votes by voice vote.  
Approved. Michele, Liaqat and Art were reelected.

**New Business:**

Thank you to Jack for the wonderful job he has done on the entrance.

DuPont marked 80 trees that were damaged by the fertilizer Imprelis in 2011. DuPont is beginning to issue payments but none have been issued to us as of yet.

Asked to remove trees damaged by fertilize but board wants DuPont to pay for the tree removal as well as their replacement.

Alarms for fire alarms for low batteries. Board did not receive message from Management Company. If board does not respond from website, call management company or email [dlapointe@micondoliving.com](mailto:dlapointe@micondoliving.com).

Egress window: email board what you want to do, upon board approval, contact township for permits.

Recreation committee. Have tried in past but was not successful due to lack of participation.

Clean up after your dogs.

Do not hang items on decks to dry

Parking: Board is looking into broader solution to the overnight parking such a towing.

Suggestions to put trash in cans tie bag or pick up what has blown out. No answer to frustrating situation.

Speed limit is 20 mph.

Replace fire lane signs. To replace would have to be put in budget.

Submit suggestions and present to board and they will send out to residents in mailing.

Ice damning fix: Gutters, roof replacements, ect. are all helping but there in not one solution to this problem.

Garage doors and springs are covered if they break.

Windows and AC are home owners' responsibility.

Mulch was not put into the budget this year.

Shutters and doors will not be painted.

The meeting was adjourned at 8:15 P.M.

Minutes submitted by  
Michele Benn  
Morgan Creek Condo Association