

MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION
ANNUAL MEETING MINUTES
June 4, 2014

The June 4, 2014 Board of Directors meeting of the MORGAN CREEK OF CANTON Condominium Association was called to order at 7:07 PM.

Officers present were Bob Olmstead, President, Art Anderson, Vice-President, Shelly Benn, Secretary and Cheryl Sprague, Treasurer. Pat Sirola, Member-At-Large was absent. Denise LaPointe of Michigan Condo Management representing the management company was present.

Present were 14 owners and 6 proxies. Twenty six are needed for quorum. Board declared those present as a quorum and meeting was able to proceed.

Minutes:

Minutes from 2013 meeting were accepted.

Financial Report:

Questions on the financial report

- Road maintenance. Due to extreme winter, did not anticipate this into the budget. Repaired worse of the roads as best as could be afforded with budget funds.
- Are currently painting remaining units and have a 9 year plan to replace roofs.
- Board removed 'deadbeats' from the books in order to have a better picture as to what is going on. Removed but not forgotten and will be dealt with if they can be tracked down. Currently no one is behind in their dues.

Financial report was approved.

2014 Budget report

Questions on the budget:

- \$30,000 for snow removal is an overlapped season. 2013-2014 winter. We do anticipate an increase this year for snow removal.
- No roofs needed replacing this year and funds will be rolled over to next year.
- Shutters and doors are not being painted at this time.
- Signs will be replaced.
- Insect problems on the outside are covered. Call the management company and they will arrange for an exterminator to come out.
- Doors may be painted by owner, see condo documents for colors.
- One unit has concrete in garage floor that needs repairs. Board will look into this.

2014 Budget was approved.

Nominations

- Shelly, Art and Pat are up for nomination. Shelly, Art and Pat were nominated. No other nominations.
- Vote by show of hands. Shelly, Art and Pat were voted in again.

New Business

- Front storm doors are to be 'sand' color.
- Flower beds around deck should be kept to a minimum
- Special thanks to Jack for again the fantastic job on the front flower bed!
- The ordinance officer for Canton Township is the one to call for trash violations. Any trash left over that is not picked up the day of collection is in violation.
- DuPont fertilizer. Claim has been submitted for approximately 80 trees. Class action suit is in process. Our attorney is in the process of working on our claim. We will not remove the affected trees until suit is settled. We are expecting a resolution soon.
- 9 units are rentals.
- Shrubs are cut twice a year.
- \$4500 to repair drains and road.
- Last condo sold in the \$170,000.
- Presented by Denise LaPointe of the management company. The Michigan Condominium State law requires an annual audit/review or opt out option, of the financial report each year to be done. Cost for an audit is \$1800 to \$2000. Cost for a review is \$700. The current board does review the financial report each month. Board also approves any checks to be paid. Proposal to opt out of the audit and review was voted on by those present since the board is currently performing this function on a monthly basis. No objections. Passed.
- DuPont fertilizer. Claim has been submitted for approximately 80 trees. Class action suit is in process. Our attorney is in the process of working on our claim. We will not remove the affected trees until suit is settled.

The meeting was adjourned at 8:08 P.M.

Minutes submitted by,
Shelly Benn
Morgan Creek Condo Association