

**MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION
ANNUAL MEETING
June 3, 2015**

The June 3, 2015 annual meeting of the MORGAN CREEK OF CANTON Condominium Association was called to order at 7:05 PM.

Officers present were Bob Olmstead, Art Anderson, Shelly Benn and Pat Sirola, Cheryl Sprague was absent.

Present was Denise LaPointe from Michigan Condominium Management Company.

Present were 16 owners and no proxies. Twenty six owners or 35% present are needed for quorum. Board declared those present as a quorum and meeting was able to proceed.

Minutes:

Minutes from 2014 meeting were accepted.

Financial Report:

Questions on the financial report

- Reimbursed legal fees are the settlement for the Imprelis class action law suit. We receive a total of \$85K; \$21K went for the removal of trees. Net gain of \$64k. Holding off replacing trees if needed because Imprelis is still in the soil and it may kill any new trees as well. A few more trees will have to be removed as well.
- Capitol reserves funding; must keep 10% in reserve.
- Water rates will increase. Do not know how much. Sprinklers are the biggest expense. Beginning June 4 sprinklers will be run on Tuesday, Thursday and Saturday.

Financial report was approved.

2014 Budget report

Questions on the budget:

- Spending \$13K this year to repair asphalt. If overall budget at the end of this year looks OK, we will increase asphalt repairs next year. A few driveways and some of the storm drains in the street are being repaired this year.
- Difficult to find contractors to come and do repairs on electrical and asphalt.
- Spending \$64K this year for 10 roofs. Have done 34 of the 88 which is on track.

2015 Budget was approved.

Nominations

- Cheryl and Bob are up for nomination. Bob was nominated. Terry Deisler nominated herself.
- None opposed; Bob and Terry Deisler were voted in. Bob remains as president. Terry as secretary.

New Business

- Presented by Denise LaPointe of the management company. The Michigan Condominium State law requires an annual audit/review, of the financial report each year to be done. Cost for an audit is \$2500. Cost for a review is \$750. Opting out as was done last year is not an option. Proposed that a review be done by Dave Pate CPA from the management company. Proposal was accepted.
- Metro Alarms is the company that maintains the fire alarm. If you have problem call the association and they will set up an appointment to fix the box.
- Proposal to replace current security lights with motion sensors on the door wall light only due to expense of current lights and availability of an electrician to do the repairs. Some areas are very dark, while others are bright. Consensus is that the security lights should remain. Will look for an electrician to do the repairs.
- Ask that the roofers use a generator instead of the unit power.
- Web site is currently not working. Will look into getting it running again.
- Shutters are available at Menards in color to replace. Owner must do repair and purchase shutters.
- Request to put screen in garage was accepted.
- Storm drains remain high because there is only a 6 inch drop from retention pond outlet to creek.
- Some bugs are damaging some of the shrubs. Will be looked at by Carol.
- Street parking overnight is a violation. Will look into posting sign that car will be towed.
- Speeding is an issue. Will look into having police patrol.
- There are currently 28 renters.
- Question to replace sidelight by front door with blocks. Side light needs to be glass, not block.

The meeting was adjourned at 8:30 P.M.

Minutes submitted by,
Shelly Benn
Morgan Creek Condo Association