

MORGAN CREEK OF CANTON CONDOMINIUM ASSOCIATION

ANNUAL MEETING

JUNE 7, 2017

The June 7, 2017 Annual Meeting of the Morgan Creek of Canton Condominium Association was called to order at 7:04 PM.

Officers present were Bob Olmstead, Art Anderson, Michele Benn, Terry Deisler and Dawn Chandler. Also present was Denise LaPointe from the Michigan Condominium Management Company. Present were 16 owners and 4 proxies. Twenty six owners or 35% present are needed for a quorum. Board declared those present as a quorum and meeting was able to proceed.

Minutes

Minutes from the 2016 annual meeting were accepted.

Financial Report

Financial report was accepted.

Budget

Budget was accepted.

Nominations

Bob Olmstead and Terry Deisler positions are up for election. Bob, Terry and Kris Darby are nominated. 2 nominations for 2 open positions. Voting was held by ballot. Bob Olmstead received 17 votes, Terry Deisler 13 votes and Kris Darby 10 votes. Bob and Terry are elected.

Annual Audit Review

Beginning in 2014, Michigan condominium law requires that an annual audit review be done that cannot be opted out. Ours is currently being done. Audit will be posted on website when complete.

Open Discussion

- Board will again ask that the amount of salt used on the roads be decreased.
- 2 roofs are being replaced this year. 44 units have been completed.
- Street parallel to Cherry Hill needs to be replaced as well as the driveways for these units. Contract has been signed and work will begin this summer. 2 storm basins on Concord will also be replaced this year. This is a very expensive project so no other driveways will be done this year.
- You may put in a request to have your driveway done next year. Board looks at all driveways and roofs each year in the spring. Board replaces approximately 5-6 driveways and 10 roofs based on the conditions. We do not have an unlimited budget. Water, landscaping, snow removal, roofs, driveways and the road are only some of the expenses that are in the budget.
- Owners are currently not having trouble selling their units. One unit sold in 3 days.
- Condo prices are increasing but not yet at the price paid when the real estate market was at its peak.
- Call police if you see speeding.
- Request was made to make exit sign by the mailbox larger and repair or replace street name signs. Board will look into these suggestions.
- Sunsetter is the company if you want an awning on your deck.
- Roundabouts: Our streets are not wide; we have had 2 fires and numerous emergency vehicles. EMS had to backup their vehicle because they could not use the roundabout due to cars being parked in them. According to the bylaws there is no street parking. Each unit has 4 parking spaces allotted. 2 in the garage and 2 in the driveway. All homeowners should be parking their vehicles in their spaces during the day. The board does allow for street parking on a limited basis for guests without fines but there is no overnight parking. You will be fined.
- The strip of land by the mailboxes cannot be made into a parking area. We own only 9 feet of that property. The rest of that area is the easement for Morton Taylor road. We have the grass cut to make it look nicer.
- Suggestion to have a condo party; we have had these in the past but had very little participation.
- Several members of the board have complained to the post office personally about our mail service. Our mail route is being contracted out by the USPS. If you have an issue with the mail service you need to personally contact the USPS.

- Thank you for the mulch. It looks very nice. Board will try and replace mulch every 2 years. Also a Thank you for the flowers in the entrance. This was done by Terry, Cheryl and Michele.
- Not an issue if you would like to attach an American flag to your unit.
- If you have any suggestions for a committee let the board know. We get so little participation and will appreciate any help that is offered.
- Storm sewers: All drains empty into the 2 retention ponds. The small pond then empties into the larger pond and from there a small pipe drains into the Hustin Drain which runs through our development. This small pipe (approx 6 inches in diameter) drops only 6 inches from retention ponds to the Hustin Drain.
- Email website does work. It was tested. The mail is forwarded to all the board members. You may personally contact Denise LaPointe from the Michigan Condominium Management Company at : Dlapointe@micondoliving .com
- Recycle bins from Canton Township are to be delivered soon. A letter was sent out by Bob to each unit. Discontinue use of the small green bins when you receive your new bin. You may keep the green bin or recycle it in the new container.
- There will be an inspection of the fire alarm system June 26 and 27. A letter was sent to each unit with your scheduled date and time. This letter is posted on the bulletin board as well. This inspection is required to be done yearly by Canton Township. If you miss your inspection date and time you will be personally billed for a private inspection. Smoke alarm and battery replacement is the responsibility of each owner. It is highly recommended that you replace the batteries in the smoke alarms yearly. The heat sensor is the smaller sensor in your home that triggers the building alarm to go off.

Meeting was adjourned at 8:10 PM

Minutes submitted by;

Michele Benn