

Morgan Creek Annual Meeting – June 15, 2020

Attendees: Jeff Kopchia, Shelly Francis, Dawn Chandler, Patti Kuberski, Kris Darby, Eric Mazure (A Condo Mgmt), Ryan (A Condo Mgmt), Jason Carey (WebEx - A Condo Mgmt) Morgan Creek Owners

- **Meeting called to order at 6:30pm EST.**
- **Owner introductions and Board Introductions.**
- **Approval of 2019 Annual Meeting Minutes.**
 - Motion to approved, seconded and accepted.
- **Review of 2019 Expenses**
 - Overall, the 2019 spending was ~\$60k under budget.
 - Hiring of A Condo Management Company as a full service management company increased expenses in 2019.
 - Roof repairs, driveways, tree and bush trimming. Sprinkler maintenance under budget (not run last run). Underbudget by \$4.4k + ~\$12k water savings.
 - Question on 2019 budget. Doors and Windows Door refers to garage door.
 - General maintenance. Sump pump discharges were fixed, Mulch was applied to all flower beds, gutters were cleaned
 - Roof replacements were deferred; no leaks in old roofs. Pulled ahead shutter replacement in lieu of roofs.
 - Water usage was \$7k under budget, yet paid for 14 months of water due to billing cycle. Savings attributed to closely monitoring high water usage buildings with notifications to co-owners and not turning on sprinklers.
 - Driveways scheduled for replacement last year were deferred due to unexpected family issues with Champion Remodeling. Deposit provide last year, was refunded and will applied to this year's driveway budget. A visual assessment was done for all driveways. 18 driveways are scheduled to be replaced this year.
- **2020 Budget & Projects**
 - Budget & Incremental Savings**
 - 2020 budget allocates budget for roof repairs and replacement, if needed.
 - 2020 budget allocates replacement of rotten wood on building exteriors. Will be replaced with PVC for longevity purposes. Look is nearly identical to wood.
 - Cost of driveways is included in the budget. 18 to be completed this year (which includes budget saved from previous years). Refer to additional information below.
 - Switch to Farmers Insurance – savings of \$10K annually
 - Carry overs from 2019 budget help offset costs in 2020.
 - 2020 Projects**
 - Driveway replacement with concrete. This year, 18 driveways to be replaced at a cost of \$96k (this includes budget from past years not used) – this includes the use of rebar and fiberglass mesh within the 4" concrete driveway. Going forward \$45k will be allocated per year for driveway replacement. New driveways will have a 2-year warranty, however no vehicles will be allowed to driven on them for 30 days. Dirt excavated from replaced driveways will be used to build up grade around foundations.
 - Garage Door Rust Replacements – In Progress.

- Front Door painting. Several doors still require black painting. Owners can complete this on their own, or have it completed for them by handyman at a cost of \$35. Owners should contact Eric via <https://acondomgt.com/> to request door painting.
- Fountain Repair & Install – In Progress
- Mulching – In Progress
- Catch Basin Repairs. Quotes obtained, to be completed this year. A total of 4 basins have been identified for repairs.
- Roof Repairs. To be done on an as-needed basis
- Roof Replacements. To be done only if needed.

Future Projects

- Road & Curb replacement. Board obtaining bids. 1 bid for road resurface (not replacement, not curbs) = \$254,800. Board again requested to petition to investigate financing through Canton Twp. Currently we have 41 of 53 signatures needed to begin investigative process with Canton Township (this does not include a commitment to proceed – only to obtain further information on replacement). Concern raised regarding the possibility of 2 major project ongoing at the same time.
- Exterior lighting. Board investigating option to replace existing (rusting) exterior lights. Suggestion made for Board to provide recommendation on light replacement for those who may want to complete at their own cost/time. Board to discuss at next scheduled meeting.
- Catch basin clean out & rehab with polymer. Eric explained polymer process, which extends life of basin and includes a 10-year warranty.
- Close 100 sprinkler heads. Board looking into this for water saving potential.
- Bridge Refurbishment.

- **Midwest Lawsuit**

- Delayed due to COVID. Questions being answered to lawyer. Roof inspections report to be provided to lawyer. Question as to what we are suing for. Request made to contact Eric if owners had any issues during/after roof inspections. Zemanski is the attorney hired to represent Morgan Creek Condominiums. Tentative court date is scheduled for October 2020.

- **Board Elections**

- Members voted to accept nominations for positions up for re-election (Secretary, Vice President and Member At Large). Ajeya Gupta was nominated and accepted the Vice President appointment.

- **Property Management Comments**

- Eric provided an overview of responsibilities of A Condominium Management Co, of which include:
 - Hires contractors for work needed to be done
 - Reviews contracts
 - Is a full-service company
 - Provides 24-hour Maintenance Line

- Provide online portal to owners (<https://acondomgt.com/>). Includes services for monthly payment of dues; maintenance requests; announcements and documents.
 - Addition of Ryan to the A Condominium Management Team.

- **General Discussion**

- Projects completed since last annual meeting:

Projects:

- Replaced street signs
- Replaced shutters
- Replaced address number plaque
- Sealed new asphalt at north end of Concord
- Trimmed trees removed dead trees and ground stumps. Removed large branches over roofs

Maintenance:

- Fire Alarm inspection
- Cleaned gutters
- Garage door spring replacement & weather stripping
- Replaced bad photocells
- Addressed pests (squirrels, woodpecker, ants, birds, mice)
- Addressed several sump pump discharge issues.
- Repaired plumbing issues with valves and main shut-offs
- Filled potholes
- Mulched flower beds using volunteers – THANK YOU!!
- Addressed high water usage in all except 3 buildings (11, 16, and 20)

- Neighbor disputes. Board will not get involved.
 - Paint discount at Sherwin Williams available to all Morgan Creek Members

- **Question & Answer**

Q: Will Fire Alarm inspector(s) comply with COVID precautions?

A: Dawn to check with inspector(s). Inspections will be done week of June 22nd – refer to letter sent to each unit for specific date/time of your building's inspection.

Q: Will dead bushes be replaced?

A: No, not included in 2020 budget. Owners wishing to replace/add new bushes will need Board approval. Requests may be submitted via <https://acondomgt.com/>

Q: Will bushes be trimmed this year?

A: Yes, this is included with the lawn service contact.

Q: Will sprinklers be turned on this year?

A: Board has approved the assessment of the sprinkler system to repair or replace damaged equipment. Decision on if/when to turn on sprinklers will be made once assessment is completed.

Q: When will my driveway be replaced?

A: Board has contract to complete 18 driveways this year. Visual inspection was done of all driveways to determine those most in need of replacement this year. Next spring, another inspection will be done to determine the next group of driveways to be replaced.

Q: Should maintenance workers notify or have signage on their vehicle so that owners know

A: Eric will investigate the option of workers having signage place on workers vehicles, as well as asking maintenance workers to notify owners of work being performed around their unit.

Q: What is being done about violation of owners not picking up after their dog?

A: Because this is a township ordinance, all violations will be submitted to Canton. Owners in violation will be fined \$250 per occurrence.

- **Meeting Conclusion**

- Motion made to discuss meeting. Seconded. Meeting adjourned.