

2021 Annual Meeting

- Meeting called to order at 6:36pm
- Proof of Quorum Certification
- Introduction of Board
- Recognize Owners
- Approval of 2020 Annual Meeting Minutes
- Review of 2021 Expenses
- Review of 2021 Budget and Projects
 - 2021 Budget
 - Water
 - Plan to turn on sprinklers this year. Water cost will increase, but will manage sprinklers closely.
 - Managing with each bill. Please take it seriously to allow plumbing inspections. This is saving all of us thousands.
 - Lawn & Landscape
 - Competitive bid, staying with Cutting Edge, but cost increase. All bids were high. Likely due to gas price increase and difficulty maintaining workers.
 - 2021 Projects:
 - 10 Concrete Driveways
 - Will include curbs in front of driveways at the same time.
 - Will include sidewalk repairs where driveways are being done
 - Foundation Dirt & Drainage
 - Tree & Shrub Replacements
 - Tree trimming, as needed
 - Aeration
 - Soil & Seeding
 - Mulching (common areas + buildings not done last year)
 - Roof repairs – as needed
 - Roof replacements – only if needed
 - Clear trail in nature preserve
- Board Nominations and Election
 - President - completing 2-year term, up for re-election.
 - Treasurer - completing 2-year term, up for re-election.
 - Dawn Chandler and Shelly Francis were re-elected to the board
- Midwest Lawsuit Update
 - Lawsuit was settled – both sides agreed to drop their case, with no further costs \$0/\$0
 - Total Legal fees ~\$20,000
- Future Projects
 - Road & Curb replacement
 - Special Assessment District
 - Options (Handout):
 - Full replacement
 - Selective Repair
 - Continue on our own
 - Do nothing

- Circulate petition for signature.
 - Deadline: September 1st for 2022 road project.
 - Exterior light upgrades
 - Maybe this year, maybe next year – will see how spending proceeds through the year.
 - Close off ~100 sprinkler heads that are not in use (under decks, outside of mowed yards, etc.)
 - Expected cost avoidance when sprinklers are turned on – less water consumption
 - Roofs
 - Driveways (continued)
- Property Management Comments (ACM)
- Open Forum/Q&A
 - No dues increase in 2021, yet still getting a lot of major projects completed!
 - Completed since last annual meeting:
 - Projects
 - 14 driveways replaced
 - Trouble with original driveway contractor; he walked off the job.
 - Hired a 2nd contractor, who we are happy with and will be using this year.
 - Refurbished bridge
 - Christmas lights
 - Refreshed entry lights – much brighter
 - 4 catch basins refurbished
 - Replaced rotted wood on buildings
 - Exterior of buildings power washed
 - Several garage doors replaced
 - Most front doors painted black
 - Maintenance
 - Fire Alarm Inspection
 - Cleaned gutters
 - Lawns aerated
 - Sump Pump Inspections
 - Why are we doing them? So your basement doesn't flood.
 - Results:
 - Not Inspected = 9 of 88 (10%)
 - Inspected and Working = 55 of 88 (63%)
 - Inspected, Not Working, Replaced = 18 of 88 (20%)
 - Inspected, Not Working, Not Replaced = 6 of 88 (7%)
 - Address Neighbor disputes and what you can do (the board will not get involved)
 - All of the money the association has comes for you as co-owners. So, any extra expenses to the association comes from your pockets – missed appointments, lawsuits, etc.
 - There is a lawsuit pending where one co-owner is suing for a small amount.
 - Does incur legal fees to defend
 - Reminder: Paint discount at Sherwin Williams available for all Morgan Creek Members to use
 - Reminder: If your front door is not painted black, please do so or contact M.A.C. to have it done for \$35.
 - People need to pick up after their dogs.... If you see someone not picking up, please call the Canton

Ordinance. They will issue a \$250 fine for first offense(no warning), and \$250 per day thereafter.

- Questions/Comments from Co-Owners:

Q: Can M.A.C. provide a schedule for the sprinklers (dates/times when they are scheduled to run)?

A: Sprinklers are generally scheduled to run every other day, though the overnight and early morning hours. Any issues/concerns should be submitted via the A Condominium Management portal.

C: Please send a reminder to co-owners to watch their speed as they drive through the complex, there are a lot of young children that play outside during the warm weather.

Q: Cost of driveways?

A: Information was included in the packet mailed to co-owners

Q: Are there more driveways scheduled for replacement this year?

A: No additional replacements scheduled for CY 2021.

Q: Are we having pond issues?

A: None we are aware of.

Q: Any other lawsuits?

A: Yes, one co-owner is suing the association for issues during driveway construction done in 2020. Lawsuit is pending

Q: How is it determined which driveways should be replaced?

A: Using the latest PASER report and visual inspections by board each year.

- Meeting Adjourned.