

Morgan Creek Condominiums - 2022 Annual Meeting, Tuesday, June 7, 2022

Topic	Comments
Annual Meeting Called to Order	6:35pm EST
Pam McNamee – Rochester Property Management Group (RPMG) Opening Remarks	Welcomed co-owners to 2022 Annual Meeting
Morgan Creek Board Introduction	Dawn Chandler – President Ajeya Gupta – Vice President Shelly Francis – Treasurer Jeff Kopchia – Secretary Kris Darby – Member At Large Rohit Kumar Singhal – Social Media Manager
Approval of 2021 Meeting Minutes	Approved
Review of 2021 Expenses	Year started with \$180k, ended with \$154k. No money taken from reserves in 2021.
Review of 2022 Budget & Projects	<ul style="list-style-type: none"> Exterior light replacements – COMPLETE Report any non-working lights to RPMG via Client portal (https://rochesterpmg.com/owners-login/) Foundation dirt & rear downspout extensions, work will continue in 2022. Front downspouts will be done with driveway replacements. 15 Driveways scheduled for replacement – refer to community bulletin board for graphic of driveways to be replaced. Work scheduled to begin in July 19 Catch basins to be refurbishment this year Sprinklers to be turned on this year. Rain sensors installed last year. RPMG & Board monitoring water usage closely. Please allow plumbing inspections to occur – this potential savings of thousands of dollars to the community! Hot-Patch asphalt to be done in critical areas (this is temporary fix to address poor road conditions)
Board Nominations & Voting <ul style="list-style-type: none"> Vice President – Completing 2-year term Secretary – Completing 2-year term Member at Large – Completing 2-year term 	Quorum not achieved (31 required; 25 present/proxy) Serving Next 2-year term: <ul style="list-style-type: none"> Vice President – Ajeya Gupta Secretary – Jeff Kopchia Member at Large – Kris Darby

Pam McNamee (RPMG) Property Management Comments Co-owner should address all concerns to Rochester Property Management Group via the Owner Portal (<https://rochesterpmg.com/owners-login/>)

Open Forum / Q&A

Q: Nature of MC 2021 Co-Owner Lawsuit

A: Dispute over new concrete driveway

Q: What does our Lawn Contract cover

A: Spring Cleanup; Mowing (20 cuts; Additional cuts are \$875); Weed Spraying; Monthly Weeding; Shrub Trimming (2x per year); Tree Branches elevated to 6'; Trail Maintenance; Sprinkler Turn-On/Turn-Off; Fountain Install/Removal; Fall Clean-Up. Same contact as 2021.

Q: Why lack of grass cutting this year

A: RPMG and Board aware of issues and are working with Cutting Edge to address.

Q: Status of 242 Morgan Dr Deck

A: RPMG, Board & Canton Twp are working with co-owner to address

Q: Status of 553 Concord Dr

A: Remains Vacant. Canton Twp involved due to lack of permit(s) for interior work

Q: Are Basketball Hoops Allowed

A: Yes, portable Basketball Hoops allowed, if co-owners respect noise levels and no late-night activity. Violations should be reported via the Rochester Property Management Group via the Owner Portal (<https://rochesterpmg.com/owners-login/>)

Q: Concern raised over vehicle speeds in the complex

A: RPMG & Board will review possible items to address speeds throughout the complex.

Q: Is the Board informed when a condo is put up for sale

A: The Board is officially informed at the point of sales, not necessarily when a unit is listed for sale

Co-Owner Suggestions & Comments

- Install flashing light stop sign at intersection of Morgan and Concord

- Install speed bumps to reduce vehicle speeds
- Post Canton Twp Refuse Collection information. This is available on township website <https://www.canton-mi.org/216/Refuse-and-Recycling-Collection> . Board can also post on Facebook and community Bulletin Board
- Need access to MC Facebook page? Contact Rohit Singhal (rohitkrsinghal@gmail.com)

Meeting Adjourned

7:45pm EST