

## Morgan Creek 2023 Annual Meeting – Tuesday, July 17, 2023

Meeting Called to Order @ 6:32pm EST

Quorum was not reached for 2023 Annual meeting

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
- Marua Losh – Rochester Property Management Group (RPMG)

Motion to approve 2022 Annual Meeting Minutes - Approved

Review of 2022 Expenses

- Overall budget impacted by rising inflation.
- Insurance premiums saw a significant increase in 2022.
- Complete work on catch basins – Work brought forward in 2022 due to poor condition of catch basins. All catch basins have now been repaired/replaced.
- Road work – hot asphalt patching completed in selected areas that were deteriorated.
- Major plumbing issue
- Building and ground maintenance
- Savings to 2022 budget included: Water (sprinklers not turned on in 2022)
- Savings in 2022 due to sump pump and toilet inspections (resulting in significant water usage and 1<sup>st</sup> time in 10 years complex did not experience a spike in usage)

Review of 2023 Projects

- 11 Driveways and associated curbs to be completed in 2023, along with repair of 1 garage floor. 3 years remain on the driveway replacement program.
- Asphalt hot patching of selected areas to continue in 2023 (as total road replacement proposal was not approved by co-owners in 2022)
- Roof repairs/replacement will only be done on an as needed basis.
- 1<sup>st</sup> bush trimming done. Tree trimming is scheduled to be completed within the next few weeks.
- Pear/Crab Apple tree spraying completed.
- Maple tree treatment completed (late fall 2022) is showing improvement, and a more cost-effective approach than full replacement.
- 10-year plan priorities:
  1. Completion of concrete driveways (3 years remaining)
  2. Roof Replacement
  3. Roads

Two open board positions. Dawn Chandler and Shelly Francis will continue their board positions, as no other nominees brought forward.

#### Open Questions/Comments

Q: Will the Board re-poll co-owners for road replacement this year?

A: No. Due to the lack of interest in 2022, the Board will not request another polling of co-owners in 2023. May be considered at a future date.

C: Overgrown trees by Hustin Drain (creek)

R: Landscaping company is under contract to clean trees 6' and to remove tree branches touching units (work scheduled to start within the next few weeks)

C: Request to turn on sprinkler system earlier (next year).

R: Board to review. Additionally, all sprinkler zones now have rain sensors installed.

Q: Can Board Meeting Minutes be posted to something other than (Morgan Creek) Facebook and Community Bulletin Board?

A: Please reach out to Maura Losh (RPMG) if wanting a separate copy sent to you.

Q: What is going to be done with dead/dying pine trees?

A: Board recognizes there are several dead/dying trees within the complex. Due to 2023 budget overruns (inflation), work to remove/replace will not be done in 2023. The Board requested if there is any interest in co-owners volunteering to help remove dead trees, to please contact the Board. Replacement can exceed \$1,300 per tree.

Q: Can the (next) Annual Meeting be held at Canton Township Administrative Building?

A: Board will consider meeting location for 2024 Annual Meeting next spring

Q: Will the 2024 Annual Meeting be held in June 2024?

A: Board will review and set Annual Meeting date (and location) in Spring of 2024

Q: Why isn't weeding being done around the complex?

A: The Board has requested Cutting Edge to comply with the terms of the contract. Some weed removal and spraying has already been completed this year. We are in our 3<sup>rd</sup> (and final) year of the contract. Board reviews and requests competitive bids for all expiring contracts.

Q: Why isn't grass cut weekly?

A: Lawn mowing contract is for 20 cuttings in 2023. An additional mow cost the association \$825. The board is working with Cutting Edge to effectively plan for 20 cuttings this year.

Q: Why isn't the trail (behind Hustin Drain) cleaned?

A: Board requested volunteers to assist with brush/trail maintenance. Volunteers should contact the Board if interested.

Q: Can co-owners rent out units via Airbnb?

A: No

Motion to adjourn annual meeting and was seconded at 7:24pm EST

**Reminders and Important Links:**

Morgan Creek website: <https://morgancreekcanton.com>

Rochester Property Management Group (RPMG): <https://rochesterpmg.com/>

Please submit any questions to Maura Losh @ Rochester Property Management Group  
(<https://rochesterpmg.com/contact-us/>)

Please submit all modification requests via the RPMG portal  
(<https://acondomgt.managebuilding.com/Resident/portal/requests>)