

# **Trendmaker Homes North Condominium Association, Inc.**

## **Open Meeting**

Thursday, January 18, 2024 – 6:00 PM

Franklin Township Public Library and Zoom Conference Call

The meeting was called to order at 6:07 PM by Board President John Bremer.

### **1) Call to Order & Board Member Roll Call**

John Bremer ..... Present  
Adrian Cameron ..... Present  
Donna Summers ..... Present  
Erin Spiliotopoulos, Matrix Property Management ..... Present

### **2) Manager's Update –**

- a) Management reviewed the 2023 accomplishments which included: new website, removal and trimming of dead trees, repaired grassy areas, paid off loan from the siding project, and replaced the fallen light within Aimwick.
- b) It was noted that the Association is planning to start the roof replacement project this year. Management noted that the Association is soliciting bids from engineers to facilitate the bidding process.
- c) The Board is looking to hold the Annual Meeting and Election in June of this year. Solicitations will go out shortly to residents in good standing within the community. Management noted that if you are interested in running, please submit your application to the management company.
- d) Ms. Spiliotopoulos stated there will be numerous projects happening in the spring for example; foyer power washing, entrance sign refresh, signage for tennis courts and the ability to pay online. Mr. Bremer noted that there will be selective siding on the exteriors of the building that may be power washed but we will need to inspect those areas. Mr. Cameron also suggested that he has a contact that can provide us with renderings of the front entrance sign. Management will reach out to him after the meeting to get that contact information.
- e) It was stated that the Association will be posting more items on the website so management noted that residents should refer to that if they are looking for specific documents.
- f) Management will be posting community reminders about the recycling, grills and water heaters on the website. It was also noted that a newsletter will be going out along with the foyer notices that are also posted.

### **3) Open Session**

- a) Farrah Spencer addressed a few issues around her unit concerning the grass. Mr. Bremer noted that we will investigate in the spring time. She also inquired about getting a deck on her unit. Management noted this would require legal changes to the documents, but also engineering studies which would be very costly. This homeowner was offered to call Matrix directly to speak about how this is not feasible at this time. Ms. Spencer also noted that it would be nice to have a concrete patio to sit or have committees where people get together. Ms.

Spiliotopoulos stated that she should reach out to management and we can present these ideas to the board and community. It was noted that there would need to be volunteers from the community who are willing to form these groups.

**4) Financial Review**

- a) It was noted that the Association is in a very good position financially. The Board has made good investments to prepare for the siding project.
- b) Management reviewed the proposed 2024 budget to which there has been no increase. Mr. Cameron motioned to approve the budget. Mr. Bremer seconded. All present voted in favor.

**5) Future Meetings – June**

Respectfully submitted,

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Erin Spiliotopoulos, **CMCA, AMS**  
*Community Manager*