



HOB Meeting Thursday, January 20, 2022

Meeting Minutes –

Meeting started at 7:03 pm

- All HOB Members were present
- November board meeting minutes approved

HOB Task timeline

- Landscape bids submitted – must select company by March 1st.
- Boardwalk repair planning ongoing
- Next meeting for Maintenance and Grounds Projects Subcommittee- February
- Garden Club invite blast in February for March meeting (will help with additional project/planning)
- Extra HOA 2022 project estimates- prepare and submit to March/May HOB meetings; approve projects at May HOB
- May solidify Budget and determine 2022 Dues
- Annual newsletter and Dues notice mailing End of May

Treasurer's Report – Joe

- Financials are under budget – on track of spending
- 2021 starting balance \$43K, ending balance \$48K
- All homes paid annual fee except for bankruptcy home
- Federal Tax Form 1120-H 2021 completed and mailed out

Maintenance Director's Report- Bill

- Mailbox repaired
- Sign on Scenic Ct still down – replacement installed is \$2,400 – Bill can procure a brand new complete set for \$1,300 delivered and he can install it. Sign will continue to be non-reflective board has approved he order of the brand new sign for \$1,300 plus cost of post/hardware to install.
- Kensington Rd Maple tree has not yet been pulled, pull and replacement to be presented to the board with quotes.
- Maintenance email to be updated in the website – use Bill's personal email – wlcarnevale@comcast.net

Status of estimates for Core drilling and repairs to heaving boardwalk-

- No response yet from prior person who was going to help with the steps
- Bill will contact a general contractor to better understand the repair needed and cost
- Additional maintenance needed will be brought up to the board prior to proceeding

Garden Club Brief update

- 5 volunteers worked over 2 days and planted ~450 Daffodil bulbs by scenic walk and BLDW walking path entrances

RFB— Review/discussion

Lawn care

- Current lawn care provider is "Against the Elements" – provided competitive quote. Owner Kyle comes to the job and makes sure it is performed properly, communication with him is very good and service provided thus far is of good quality
- Michigan Landscape bid reviewed and discussed
- The board has agreed that they are happy with the service provided by Against the Elements and they will be the company hired to do lawn care maintenance for the upcoming season

Landscaping/Gardening

- Prefer to contract different landscaping company than the lawn care provider.
- The quotes received thus far has too much disparity board members would like to receive more bids before making a decision
- Bill, Amy and Melodie will contact the references for Michigan Landscape to enquire about level of service and satisfaction (references are mainly management companies for other subs)
- Bill to contact Michigan Landscape to verify that they would be satisfied with a contract for landscape only and to verify one portion of their estimate
- Bill to reach out to Todd's again to request a gardening/landscaping bid
- Melodie to reach out to one other who expressed interest in bidding landscape/garden

Trash – Group Rate estimates discussion

- Current rates are too variable amongst houses
- Waste Management has not provided a new proposed group rate -Melodie to reach out
- Group rates for Dougies and Duncan reviewed.
- Other providers group rates does not seem to provide much savings other they offering weekly recycle; all residents would have to elect new company and sign on their agreements individually
- Recycle is not a service that all residents utilize therefore doesn't seem to be a deciding factor on services rendered
- A group rate might only be possible if sub pays the annual fee and residents pay the fee in the annual charge for the HOA. This might be an issue for some residents who today manage their bills bi-monthly or quarterly
- No conclusion on possible solution at this point

Review of Detached Garage plans for HOA

- Detached Garage approved after Homeowner updated the plans to make the structure architecturally related to the home. Notice was also provided to the HOB that the same Homeowner plans to restore the dam on their property to the original condition and remove dead/decaying trees from the water; he already confirmed with EAGLE that the work is acceptable/appropriate for the waterway.

Wetlands Passive use- restrictions review

- Brief mention of area
- Discussion moved to March meeting

Meeting adjourned at 8:27pm