



HOB Meeting Wednesday, July 19th, 2023

Meeting Minutes –

Meeting started at 7:12,

- Meeting attendance – Amy, Joe, Melissa, Rich

President's Notes - Amy

- Summer BBQ Potluck
 - o Planned for September 30th day should work starting at 3pm (Update new post) will have burgers, hot dogs, etc...
 - o Pending Weather
- Annual HOA Meeting
 - o Typically first Tuesday of November was discussed with details about what the layout of the meeting should be
- New Home Owner Form
 - o Amy is going to try and provide it to Richard.
 - o Plan moving forward is to can send to the recent homes that sold to get their information for the HOA to contact them.

Treasurer's Report – Joe

- HOA Dues Status
 - o We have 10 people left, there is a grace period till July 31st. There will be a notice sent out to the people saying that they have till the 31st of July. Once they are at the 31st, then they will get a visit from a board member or a letter to the house that requires a signature.
- Bank Account Update
 - o HOA account had to be corrected as the bank account transitioned to a new bank and it was brought over as personal instead of business.
 - o Amy was added to the account so Joe and Amy can be signers

Maintenance Director's Report- Bill / Amy

- Well for entrance was having issues so 6,500 dollars was spent to fix that
- Michigan Landscape came out do the trail project and crushed rock was put down
- Mention of curbs not looking great from being hit.
 - o City was contacted to let them know
- Holes in common area from service people digging don't look great
 - o Amy/Bill calling to talk with someone to fix these
- Last railing needs to be added to finish the project
 - o Cost is going to be around 2,500 dollars and this will allow for safety on all stairs in the trail.
- Neighbor's have offered to buy a bench for the board walk. Carl/Karen Bekofske
- Bridge on Kensington & Scenic court trail needs to be looked at as it's in disarray. Planned to look at as part of fall clean up or future work.

Directors Report – Melissa

- Entrance Designs
 - o Quotes due date is set for September
 - Different vendors are bidding but some of them will not do the maintenance.
 - A couple of the vendors never returned calls from Melissa
 - Some of the people that have been in contact for this project include Todd's, Turners, Horizon Landscape, Monroe's, Michigan Landscape Professionals, Your Way Property Services, JustGardens
 - Discussion centered around Jacoby being one of the first ones to get work and Scenic court being another one that needs focus at this time.
 - Kensington is already well done and might just need some touch ups and sprucing up over time.
 - o Boardwalk repairs
 - This is a request that is being brought up multiple times by neighbors.
 - Would need a special assessment which requires voting
 - Melissa brought up the idea that maybe things can be reused or be done in parts. But none of the vendors that have been contacted have wanted to do little parts and pieces.

Meeting adjourned 9:15Pm.