

Annual Homeowners Association Meeting

October 15th, 2025, Meeting started at 7:03pm

Introduction

Amy mentions attendees and introduces the board members present.

Housekeeping Items - Amy Roush

- Trash Service – Most homes utilizing Duncan, some homes are using Advanced. We currently have 3 services driving through in various days of the week. Ideally, we would like to have everyone using Duncan. They are more economical, and they do recycle pick up on a weekly basis. They pick up on Wednesdays.
- Absopure water service – Water is delivered to each home every 3rd Wednesday of the month.
- Mailboxes – If your mailbox is not looking ideal please let us know so we can maintain them. Ideally, they should all look uniform and be maintained.
- Weeds at the curbs – please make sure you are maintaining the weeds along the concrete off the curb of your homes. Ideally weed treatment 2 to 3 times a year is ideal.
- Exterior work – Please make sure you are informing the HOA Board with changes to the exterior and tree removals. Roof replacement, windows, painting, deck replacement or new install, pool installation any and all exterior changes should be requested approval from the HOA.

Homeowners' Energy Policy Act – Joe Veach

State of Michigan has a statue that indicates that all homeowners are able to install alternative energy sources. There is a statue that outlines what is covering. Homeowners are to apply to the board for any installation of new solar panels before the project is approved and commenced. The board normally has 30 days to respond to the homeowner's request; the board can make recommendations as long as the cost does not exceed over 10% of the project cost.

Financial Summary – Joe Veach

- Presentation of historical collection of dues and expenses showing 2022 through 2025. 2024 was an out of norm year with collections as we were able to recoup unpaid dues from prior year for a bankruptcy case.
- Presentation of YTD budget vs actuals. Prepayment is always taken advantage of when vendor provides a discount. Budget vs actuals is showing under spend by \$1,600.

Update on New Landscaping project on Scenic Court – Amy Rousch

- Mostly new plants were installed as there were many of them destroyed by deer or other elements.
- Area is maintained by the same company that installed the new landscaping.
- Irrigation has been updated to manage the new plants watering needs, that was installed by the company who installed the landscaping to make sure the plants are thriving and irrigation matters cannot be taken out of scope of their warranty.
- Daffodils are going to be installed in the fall so they can bloom in the spring. The ideal is to have color in the landscape in every season.

2026 and 2027 Outlook – Joe Veach

- Mulch and planting soil installation.
- 2027 will be the installation of the Kensington entry – after the one year of no new expensive project we believe we should have enough reserve for the completion in that year. Most of Kensington will be pulled out, yews and grasses will stay and new plants will be installed to have more color throughout the various seasons of the year.
- Septic Field Update – meeting with the County took place on Sept 16th. The septic field by the Kensington exit serves 31 homes in the neighborhood. The sand fielder is failing, and a replacement of the system is needed. The county proposed a solution and payment options for those homeowners was presented. All communication from this project is coming from the drain commissioner. System being used will be AdvanTex model AX100 – 3 units will be installed.
- Boardwalk repair maintenance on hold until after septic field is complete and landscape project is complete. We will probably come back to discussing possible special assessment for it after 2028. Current boardwalk is safe, and we will continue to maintain it to make sure it stays safe.

Maintenance – Amy Rousch

- Stop sign and street sign have been replaced at Scenic Court
- Mailbox that has issues have been repaired. Anyone that has issues with their websites please contact the HOA board via the website.
- Crushed rock on the walking trail is still in need of being solved, it was supposed to be 4 ft wide, but install was only about 2 ft wide.

Communication – Website and Facebook Group

- Please subscribe to the website – button at bottom of the page. It provides you with updates that are important on possible dates and information.
- Facebook Group – we have 41 members, currently 59 homes. If you have Facebook and you are able, please join the group. It allows us to share concerns or sell anything in group via marketplace.
- Private website has a directory – it is only accessible by homeowners who have the password. Directory has pictures and homeowners' names, emails and or phone numbers as well.

HOA Board Involvement

- Every year 3 positions are open.
- The term is 2 years.
- Your dues are waived during your tenure.
- Joe Veach current treasurer is leaving the board after his tenure of 4 years.

Fall Clean Up & Winter Readiness

- Saturday November 8th at 10am BLDW Boardwalk Entrance
- About 1 to 2 hours in the morning, we blow leaves off the trail and maintain the boardwalk if needed.

Meeting ended at 8:03pm