



HOA Board Meeting Wednesday, November 19, 2025

The meeting was brought into session by Amy Rouch
HOA Meeting - 11/19 @ 7PM

Attendance: Mellissa Bray, Amy Rouch, Richard Giesige, Joe Veach, Ellen Chaves Fenton
(Remote)

Celebrated Joe's work with pie and brownies. Amy thanked him for his 6 years and appreciated all the work that he has put in for the board.

Board Elections:

- No one volunteered for the Secretary position.
- Ellen Chavez received all the votes for the treasurer
- Bill Carnivale received all the votes for the maintenance director position

Neighborhood - is going to be sent to the homeowners

Include:

- Scenic Court work
- Fall Clean up
- Power Line Clean Up (Include Picture)

Beautification

Plantwise needs to be contacted about the agreement with the phragmites. Those phragmites are sprouting all over the pond near the boardwalk. There were supposed to be four treatments, the first year was a burn and then chemical spraying. The last treatment was in the summer of 2021. **This is pending from 2025 and a big line item for 2026 as the board walk is really needing this.**

Todo:

- Amy is going to contact them and discuss the contract with them.

Design of the Kensington will be paused till 2027. We are going to look at other vendors and see if they would be willing to come out and look at the Kensington area. Expectations for the maintenance and upkeep didn't seem to be met. Daffodils are the only thing left and that will be done soon.

TODO:

- Melissa will be looking at other providers for the Kensington work.

- Amy to ask about mulching, spring cleanup, weeding, fall cleanup and mowing from Tall Oaks (instead of just mowing).

Irrigation work needs to be fixed in the landscape and that will be looked at with the irrigation company in 2026. This will hopefully help the plants and look as they will be properly watered.

West Side is coming out to spray all the box woods in the neighborhoods the week of December 1st.

Discussion on gravel trail:

Possibly take some time and review the possibility of redoing this and improving the trail so it is correctly done.

TODO:

- Melissa to talk to different providers to see how they can fix it.

Septic Field's

The original meeting happened in mid September and the Brighton Township team did a great job. The commissioner and deputy were on that call. The deputy has communicated that there have been a lot of issues delaying the job. The Michigan EAGLE environment group has some questions and is delaying the actual work. The deputy is going to reach out.

TODO:

- Amy is going to ask the Deputy from Brighton Township to provide an update to the board. Plan to update the HOA with this.

Annual HOA Meeting:

Brought up the comments about the Jacoby entrance that they were not very colorful.

Discussed seeing how another year makes it look.

Other comments from the meeting that were covered included the phragmites and the septic field.

Finance:

All the dues have been collected for this year.

Solar Panels:

The document will be posted in January for the Solar Panel on the website and a notice will be sent to the Home Owners. This will be voted on as a policy from the HOA in January.

(Homeowners Associations (HOAs) are required to adopt a written solar energy policy by **April 1, 2026**)

Holiday Decor

Need to start doing the holiday decorating for the entrances. There is a need is for 10 Wreaths and 6 Garland from Costco. The plan is to get the Garland and wreaths and then hang the next week of the 24th.

