



HOA Board Meeting Wednesday, May 21, 2025

Welcome and Attendance

March HOA Board Meeting minutes approved.

Members present at the meeting: Amy, Melissa, Joe, and Ellen.

Melissa – Update on Scenic Ct install

- Deposit made prior to installation.
- Installation completed – walk through scheduled for Friday 5/23 at 5pm.
- Balance to be paid at final walk through minus \$950 for fall installation.
- Meeting with Bri (account manager), on 5/30 at 9:30 as a next update on maintenance and the new install contract.

Maintenance Update – Amy (in Bill absence)

- Rocks from trail need addressing based on prior contract with Michigan Landscape company.
- Crushed rock needs to be sprayed for weed. We will do it and inform the homeowners via Facebook post once it's done so those with animals know before they utilize the trail.
- Westside has grinded the tree stumps, getting a quote for treatment for boxwoods.
- Advance Tree Service to provide a for the maple tree and 3 Norway spruces needed for the Kensington entrance.
- Scenic Court Street Sign has been ordered but has not yet arrived, it will be another 2 to 3 weeks.
- Wooded trail might need to be sprayed to reduce the grass and better delineate the trail.
- Tree fallen on trail, back behind houses, it was cut back but should probably be addressed and get cut further – will discuss with Bill.
- Plant Wise – Bill is contact with them to address the regrowth and working through price.

Amy – President update

- Amy spoke to the township commissioner regarding our community septic field sand filter, it's been failing, and they have been remedying with repairs. Sand filters normally only last 10-15years, this is the original, so it has been working beyond the useful life. At some point it will need replacement (new sand filter or a new filtering system – cost not yet known) 31 homes will be impacted. The County will be scheduling a meeting with all homeowners to address the need and cost of the replacement.
- Boardwalk repair, maintenance project is on hold for the time being as it will need financing which will require voting. We will present to the association the cost options, and financing.

Joe Update – Finance

- Association Dues for year 2025-2026, current dues are \$1,050 (2024-2025), new dues assessment will be concluded after we get estimates for the upcoming year.
- HOA general liability is estimated at \$2,400 and current renewal requires updated information.
- HOA letters will need to be sent out once the due amount is defined.

General Communication (Include in due letter)

- Summer/Fall neighborhood gathering will take place on Sept 20th.
- Curb maintenance (weed growth on cracks). Each home should treat it twice a year otherwise HOA would need to take over and impact annual maintenance cost.
- Blowing grass clippings back on your lawn.