



HOA Board Meeting Wednesday, January 21, 2026

Members present : Am Rouech (President), Ellen Chaves Fenton (Treasurer), Melissa Bray, Bill Carnavale, Rich Giesige (Webmaster), Kathie Reschke (Secretary)

Meeting Opened at 7:15 pm

Landscape Review

Director Bray and President Rouech will coordinate RFP for Landscape contract for presentation and decision at March HOA Board meeting. Goal includes discount for prepayment and proposals from Tall Oaks and Monroe, at a minimum, and to replace current contractor (Your Way).

Informal motion to renew lawn services with Tall Oaks and irrigation start/winterization with current vendor.

MOTION PASSED

Discussion re: annual plantings and less than stellar results last year. Noted it was a difficult year for annuals in general, possibly due to weather. Director Carnavale offered to treat annuals with animal repellent this year, and suggested purchase of larger plants to start. He also will walk with sprinkler company at start-up to ensure coverage and function of sprinkler heads. As in the past, the trail will be treated with weed killer.

Landscape quotes to include replacement of two pine trees at Kensington entrance and maple in median at Kensington entrance and one tree at Kensington entrance.

Director Carnavale offered, once on a trial basis, to work on stones at trail entrances as they need additional work to perform as intended. It was noted that expenses incurred with his offers will be reimbursed.

Informal motion to try begonias as annual planting again in 2026.

MOTION PASSED

Director Bray requested that quotes for electrical outlets at entrances (on/near walls) be considered for installation in 2026.

Mailboxes

Informal motion by Director Carnavale to order additional mailbox beams and supplies needed to replenish inventory as required.

MOTION PASSED

Michigan Homeowners' Energy Policy Act (HEPA)

Director Geisige reminded the Board of responsibility to disseminate HEPA act information to all homeowners by April 1. Board to discuss reasonable restrictions at March meeting and ensure both are disseminated by deadline.

Unkempt Buildings and Lots

Discussion regarding Board action re: unkempt buildings and lots was held. It was noted that at least 3 properties in the HOA were in need of reminders in this area, based on 2025 status. President Rouech indicated she will provide initial reminder/notification to those homeowners prior to the 2026 growing season.

Spring Newsletter

A newsletter will be distributed shortly after the March Board meeting. It will include the HEPA notice discussed above and a reminder to all homeowners of the section of the by-laws which allows Board action in the case of unkempt lots.

Meeting adjourned 8:45 pm

Note: Next meeting March 18, 2026 7:00 pm