



HOA Annual Meeting minutes
October 26, 2016
Hart Community Center
Davisburg, MI

Call to Order – A quorum was present by person and proxy

General Remarks –

- Road Rehab Completion
 - Road edge grass was restored in the spring & over seeded in September
 - Minor cracks and hole repair scheduled for October 27th weather permitting
- Road Rehab Loan
 - All loan security requirements are in place
 - All payments are on time
- Sprinkler System
 - Received an insurance settlement for \$15000
 - Actual cost was \$19700
 - Pump upgrade was included beyond damage
- Traffic Control
 - New stop signs & speed limit signs installed to comply with latest Michigan Traffic codes
 - Sheriff patrols have increased and will continue
 - Speed control bump on Bolder Pass emergency exit has been reduced in height
 - Exercise caution at bus stops
- Mailboxes
 - Minor repair of Creekwood cul-de-sac promised by contractor by November 1st
 - Some minor adjustments completed
- Maintained common areas
 - Refreshed shrubbery at entrance commons (continuing)
 - Removed dead trees and shrubs (continuing)
 - Repaired pond fountains
 - Replaced faulty sensor at exit electric eye
 - Winter gates schedule: Open 5:00 AM & Close 7:30 PM
- Security
 - Report suspicious activity promptly to Oakland County Sheriff
- Communications
 - Website as main informational source with new format
 - Publish board minutes (approximately 10 meetings per year)
 - Clips used at mailbox stations to post notices
 - Sandwich board for important reminders

Financial Report -

- Annual Summary will be posted on the website
- Dues
 - All current with 3 on payment plans
 - 2017 Estimate
 - \$800 for regular dues
 - \$700 additional for road rehab loan for those not pre-paid
 - Payable in two equal payments by January 15th & July 15th
- Considering changing the fiscal year to October 1st thru September 30th

Planned Projects –

- Increased holiday decorations
- Snowplowing
 - Continue to require multiple passes when 2" fall starting at 6 AM
 - Keep Boulder Pass emergency pass cleared
 - Minimize salt application
 - Priority areas include intersections, hills, entrance area

Election of Board of Director –

- Tim Heinrich was elected to a two year ending in fall, 2018
- Current Directors terms conclude in fall, 2017:
 - Pete Buczek
 - Ralph Przybyski

Proposals -

- Authorization to opt out of Michigan Condominium Audit requirement
 - Use qualified accountant conduct a financial review
 - Potential savings of \$4000
 - 57 homeowners must approve
- Authorization to update the bylaws
 - Clean up contractor language
 - Update building materials requirements
 - Adjust other rules to clarify on-going issues
 - General Discussion
 - The penalties related to violations will be capped at \$10,000
 - 75 homeowners must approve

General –

- The Board continues to look for interested persons to assist in the Association's business and activities