



### HOA Board Meeting

Date: 12/11/17 7:30pm

Attendees: Tim, ~~Pete~~, Tanya, ~~Terry~~, Mike, Joanne,

### Minutes

- Leaves being blown into the wetlands- complaints received
  - Tim to contact DNR/township to determine if this is protected area/prohibited
- Please refrain from parking on the street for extended periods and overnight especially during winter so the snow plows can clean the roadways and driveways effectively.
- Reminder to fill out property modification forms prior to updating roofs, windows, driveways, paint colors, landscaping and cutting of trees, etc.
  - Homeowner had new windows installed without property modification request
  - Being addressed individually, please submit property modification forms
- Vandalism and trespassing in the common area behind homes in woods area
  - Reports of litter, fireworks, and potential spray paint graffiti
  - Call Oakland County Sheriff's department to report any suspicious activity
- Financial update
  - Profit & Loss statement reviewed for October-November
- Landscaping cleanup
  - Drakes will not be receiving landscaping contract for 2018
  - Cleanup will be re-bid for Spring 2018, including Fall leaf cleanup
- Pebble Creek Ct. Drainage issue
  - Residents on Pebble Creek Ct signed a petition stating there was no water drainage issue prior to the installation of the storm drain
  - Option 1 – 24" pipe installed on south ditch line of Pebble Creek Ct
  - Option 2 – add second 12" culvert, through driveways on south ditch line of Pebble Creek Ct.
  - Option 3 – additional culvert on east side of Pebble Creek Dr. to run water from Boulder Ct north, reducing flow to Pebble Creek Ct area
  - Option 4 - clean/repair culverts, finish grading and landscaping, and observe to see if problem is improved or resolved
  - Proposed solutions under evaluation by Springfield Plains township
  - Special meeting
    - Special meeting format will be a town hall style with allotted time segments for each household wishing to speak
    - HOA attorney will be present
    - Tentative Date Jan 31<sup>st</sup> @ Hart Center is not available. Alternate dates and locations are being checked. Details to be confirmed and notice to be mailed per Bylaws
- Dues due Jan 31st
  - Invoices have been mailed to homeowners
  - Late fees will be added after the due date.