



**HOA Annual Meeting**  
**October 24, 2019**  
**Springfield Fire Station #2**  
**Rattalee Lake Road at Dixie Highway**

Call to Order –

**General Remarks –**

- Road Rehab Loan
  - All loan security requirements are in place
  - All payments are on time
  - Final homeowners' dues payment scheduled for Summer, 2020
- Snowplowing
  - Negotiations in process with A&N to hold last season's price for plowing
  - Salt to continue to be billed at cost
  - Continue to require multiple passes when 2" fall starting at 6 AM
  - Keep Boulder Pass emergency pass cleared
  - Minimize salt application – Focus on hills, cul-de-sacs, mailboxes and intersections
- Traffic Control
  - Continued concerns on speeding and stopping at Stop Signs
  - Use of golf carts, mini-bikes or other non-licensed vehicles are prohibited.
- Continue to use contractor to put up holiday decorations
- Winter gates schedule: Open 5:00 AM & Close 7:30 PM
- Security
  - Report suspicious activity to Oakland County Sheriff
- Halloween
  - Thursday, October 31st
    - 6:00 pm to 8:00 PM
- Communications
  - Website as main informational source server connection resolved
  - HOA Secretary Email List
  - Publish board minutes (approximately 5-6 meetings per year)
  - Social Email List
  - Mailbox stations notices must be approved by Board
  - Sandwich board for important reminders

## **Financial Report -**

- Financial report included as handout
- Awaiting Accountant Review
- Dues
  - 1 Delinquent homeowner
  - 2020 Dues Estimate
    - \$800 for regular dues
    - \$700 additional for road rehab loan for those not pre-paid
  - Payable in two equal payments by January 31st & July 31st

## **2019 Completed Projects**

- Ponds
  - Replaced 2 fountains in the spring with 3-year warranty
  - All fountains were original to the sub over 20 years ago
  - Consider dredging the ponds in the near future. Currently seeking bids for pond cleaning.
- Common Areas Lawn Maintenance
  - Awarded lawn care contract to JC Lawncare in April. Total bid for lawn cutting, trimming, cul-de-sac maintenance was thousands of dollars less than next lowest quote.
  - JC Lawncare planted flowers and installed mulch at the main entrance, as well as installed mulch along the northwest pond and all cul-de-sacs, and edged sidewalk along main drive
- Pebble Creek Ct Drainage Issue
  - Project was completed on October 18<sup>th</sup>
  - Township engineer is finishing up the drawings to register the changes with town/county. This will show the original drain and the new added drains.
  - Cost of the project has been submitted for payment to lot 67, including restoration, sprinklers, etc.

## **Remaining 2019 Projects and 2020 Initiatives**

- Road Rehab Completion
  - Minor cracks and hole repair scheduled to be complete this fall, weather permitting
- Sprinkler System
  - Possible well problem that could lead to well replacement at any time, board will continue to monitor and replace when necessary
- Website
  - Redesign website and use to provide more up to date information, including ability to submit a request to the HOA board

- Landscaping
  - Remove dead trees from cul-de-sacs and discuss replacement landscape options with homeowners, project includes tree trimming along main drive
  - Install new mulch under trees along main drive, around mailbox on Boulder Pass, and around both waterfall areas between the north and south ponds
- Board will seek bids to replace current vendor responsible for maintaining fountains
- Question asked on boulders falling toward/into the pond, perhaps removing the boulders and placing them back around the edge of the pond.
- Some powerwashing is required on the sidewalk and front sign
- Suggestion to put up a flagpole- was postponed due to other maintenance items
- 8-9 years since dues have gone up

#### **General Q&A**

- Question asked regarding the timeline to recoup the drainage costs from lot 67 owners. This is in progress, waiting to hear from lot 67 owners' attorney
- Idea shared for a contractor list- good and bad. Suggestion was to use Pebble Creek Social List, Positively Clarkston Facebook page, Nextdoor. Board will look into good options including the website
- Have we had issues with people driving/parking on the lawn in the front of the sub breaking sprinkler heads? Not too much in the last few years. Board will look into signs or parking areas near the ponds.
- Subdivision-wide tree trimming- is there interest in coordinating residents to get the tree company out to do multiple houses using day rate? Numerous residents expressed interest, we will use the HOA list to coordinate. Reminder- approvals via property modification forms are required, we will give enough time for this to occur.
- What's our reserve balance? ~\$180k end of September, not including some Pebble Creek drainage project payments made in October

#### **Election of Board of Directors –**

- 2-year term expiring
  - Paul Case
  - Pete Buczek
- Nominations/Votes (47 votes total)
  - Theresa Adriaens, not present
  - Paul Case introduced himself
  - Aaron Pokowski introduced himself
- Election results- Aaron Pokowski (39) and Paul Case (37) have each won 2 year terms. Theresa Adriaens received 13 votes, and Wayne Wong received 1 vote.