

ANNUAL MEETING MINUTES

MAY 19th 7:00 pm

Judi Cates, Secretary

Clayton Whipple, Board President
 MaryBeth Leininger, Vice President
 Sylvia Colles, Treasurer
 Cindy Peters, Assist. To Treasurer
 Judi Cates, Secretary
 Gary Colles, Buildings and Grounds

Meeting called to order at 7:05 PM

Present: Don Rulison, Jon/Cindy Filley, Sylvia/Gary Colles, Jill Krusell, Clayton Whipple, Cathy Mills, MaryBeth Leininger, Judi Cates

Absent: Cynthia Peters, Cecilia Jones, Richard/Linda Johnson, Tamela Dohm, Darlene Shaver, Joe/Gail Seaton, Sunny Becker

1. **SYLVIA, Treasurer:**

Review of current budget report:

Checking: \$ 8,094.

Revenue: \$27,000 YTD

Operating Expenses Jan – May: \$11,007 YTD

2. **Insurance change**

- a. Change to Farmers Insurance coverage as rates went up with State Farm for condo properties.
- b. Farmers quote was \$10,560 which was an increase of approximately \$100/year
- c. State Farms quote increased by 30% or \$3,168.

Thank you to Sylvia for her work in finding new insurance coverage at approximately the same rate.

3. Appointment of Assistant Treasurer

Clayton: Discussion of the appointment of Cindy Peters, Board Member as the Assistant to Treasurer. Cindy has an extensive history in bookkeeping with the State of Michigan, Department of Management and budget.

The Bylaw's state that we may select a member of our association or otherwise to review vs CPA review of financial.

Cindy currently reviews monthly reports from Sylvia and year end reports for the Association.

Report from Cindy read to members present.

Motion by Carol Ranville to approve Cindy Peters to review monthly and year end reports and report any issues to Sylvia, HOA Treasurer

Second: Don Rulison

Motion Passed unanimously to have Cindy continue as assistant to the Treasurer.

4. Presentation of 2027 proposed budget

Discussion

*Note:

2027 Proposed Budget under Operating Expenses Spartan Irrigation missed labeled and should be listed as "Trash".

- 1) Eric Rogers' landscaping/snow removal contract will be reviewed in August for potential increase in pricing.
 - a. If increase is presented to Board a special vote will be required and will be done as an email vote.

- 2) At this time the budget has been set per 2026 numbers and will be amended as needed prior to end of the year.
- 3) No further increases noted at this time.

Motion by Jon Filley to accept the 2027 proposed budget as presented with needed changes to be approved by a special vote by members.

Second: Don Rulison

Approved Unanimously

5. Clayton/Sylvia: Roof documents discussion:

Roof Account: \$20,777.44

Certificate of Deposit: \$14,989.85

Total Roof: \$35,766.85

Expected 2026: \$ 9,180

2027: \$17,280

2028: \$17,280

Total: \$43,740

Anticipated Total Available December 31, 2028

Current Balance: \$35,766.85

Expected Income: \$43,740.00

Total: \$79,506.85

- Discussion on report and explanation of income/expenses for Roof replacement/repair.
- Currently \$35,766.85 for 2026 roof replacement is available. This would leave a balance if approved for 2026 at the end of the year would be \$ 9,180.
- Glover does not see increase in fees for 2026.

- Last year HOA members voted to skip 2026 to increase funds.

Question on the floor is, do we repair #713 and #715 this year before prices potentially increase in 2027?

Suggested Glover review roof at 701-703

Motion: Jon Filley to replace/repair Condo's #713/#715 this year (2026) based on the assessment by Glover Roofing as to need and current cost of \$9,180.

Seconded: Don Rulison

Discussion

10 Yes

1 No

Motion Passed

6. Presidents Moment: Clayton

1. Minor repairs continue in Association.

- 701 Cecilia Jones needed overhang repair, \$850.
- 707 water downspouts repositioned and added pipe.

2. Spartan Irrigation will be out on 5/20/26 to check sprinklers and if repairs are needed it will be cost to the repairs budget.

- If needed more than in minor repairs may need to have special vote by members to increase the line item.

3. Discussion on future needs after roofs are completed.

1. Curbs are very bad in certain areas. 716 at driveway has re-bar exposed and a great deal of broken concrete.

- Question cost to fix?
- Can they be changed to meet needs of City for plowing in the winter. Needs to be looked at and costed for HO

2. **Sidewalks** are also bad in places with large cracks and upheaval of cement.
3. **Road** continues to be repaired on Treetop as needed
4. **Foundation Evaluation:** The buildings have two different types of foundation. Cost to have evaluation to inspect foundations to assess any concerns.
5. **Concerns** regarding the roads in front subdivision, concern over the major drain sinking. Who is responsible for these repairs?

Carol R stated in her discussion with homeowners that homeowners are going to City Council to plow their streets as they are within the city limits

Discussion ensued

Homeowners in subdivision were required to develop an HOA, but most were not aware of this requirement.

4. 2027 Next election of new candidates for HOA Board scheduled.

Some members have been on board for an extended period and would like to encourage other homeowners to take on a position.

- If No response for HOA positions from HOA Members it might mean going to a Property Management Company. What does this mean?

1. Cost for service will be added to HOA Dues
 2. Increase in HOA monthly dues
 3. Loss of everyday contact for repairs/concerns/needs.
 4. Loss of control over some decision making on contracts etc.
- President strongly encouraged members to think about a role in the HOA Association Board.

5. Clayton was notified today that the mother of Joe Seaton passed away at the end of last week. She had been living with Joe and Gail over the past year. We all send our condolences to Joe and Gail over their loss.

6. No additional items were voiced.

Meeting adjourned at 8:10 PM

Respectfully submitted by:

Judi Cates, Secretary