

APPROVED MINUTES

Meadowbrook Hills/Woods/Forest Homeowner's Association Special Board Meeting Minutes, July 25, 2011

Attendees: Chris Cachat, Debbie Horner, Erin Scheffler-Franklin, Karen Chiasson, Jean David, Nancy Galuszka, Nancy Adadow Gray, Barb Keogh, Lisa Alteri, Robert Townsley and Steve Franklin.
Absent: Dan Stanton and Shabbir Boxwala.

President Karen Chiasson called the meeting to order at 7:35 p.m.

Resignation of 2 Board Members:

- Shabbir Boxwala did not show. He had notified President Karen Chiasson that he wanted to resign.
- Nancy Adadow Gray read a letter of resignation that included several items of recommendations for the Board to consider in the future. She also read a proposed letter written to the Mayor re: "Wall Protection" asking if President Karen Chiasson would send. Karen Chiasson decided to hold off on sending for now until we find out more about the current plans of the City. Robert Townsley will look into this.

Introduction of New Board Members:

- President Karen Chiasson introduced Debbie Horner and Steve Franklin to the Board and a vote was taken to approve them as new Directors to the Board. The vote passed unanimously.

Liens Filed:

- Karen stated that 10 liens were filed on July 25, 2011 with Oakland County Register of Deeds.

Sprinklers:

- Karen reported that the sprinkler system had been completely installed. There was a minor problem with the system at the Lujon and Connaught entrances due to the light sensor set up. Joe, from B & B Sprinklers, was able to negotiate with the manufacturer a swap from the electric control box to a battery one for the same price. The battery will be taken out when sprinklers are shut down and reinstalled each season. It takes 2 AA batteries. The Rhonswood entrance will remain electric and works fine due to all utilities being on the same side of the road, unlike Connaught and Lujon. Once the battery boxes were installed, all systems were a go and everything works perfectly.

Entrances:

- President Karen asked the Board if they were satisfied with the look of the landscaping at each of the entrances. Everyone agreed that they were very nice and turned out great. Nancy Adadow Gray did speak up and was inquiring if we had received 3 quotes for doing the landscaping. It was discussed in our prior meeting that once the sprinklers were up and running that Nancy Galuszka would be doing the planting. Chris Cachat spoke up stating that this was already discussed. Karen explained again that this was already discussed at the prior meeting. She also stated that due to the late time frame in the season, it had become difficult to find people available to do plantings so President Karen had made an executive decision to just have Nancy Galuszka do the work. Nancy submitted an itemized invoice of each plant and section for the job done.

Park Items:

- Sandbox: Karen stated she was obtaining quotes for 10 yards of sand and the weeding of it. So far she only had 2 and was waiting on one more.
- Wood chip pile: Karen is getting a quote from the same company to do the sand to spread the pile.
- Backstop bulging: Karen got a quote of \$350 from the fencing company who originally did the backstop to have the fencing fixed. She stated that if someone would volunteer to fix, then she could just buy the part for \$50.00. Steve Franklin volunteered to do it.
- Weeds on baseline: Karen asked our lawn company to apply a weed killer to the baseline once a month for \$75.

Tree Removal Issue:

- Karen addressed to the Board that the ACC is beginning to have some problems with the removal of trees in our subdivision. Some homeowner's are submitting requests for approval while others are just removing the trees. Also, now we have stumps showing on several properties because they didn't ask for approval so we could ask them to grind them below ground level. The Deed Restrictions require approval for any tree with a 6 in. diameter or more. There was discussion that back when the Deed Restrictions were drawn up, it was all well and good to protect the trees, but over time some areas have become over grown with too many trees. The Board discussed finding out more information about a Forest Management Program that we may be able to implement and present at our Annual Meeting in March of 2012. Robert Townsley will look into it with Michigan State that is located at 12 Mile and Meadowbrook.

Website: Karen introduced Erin Scheffler-Franklin as our new website person. She also stated that Erin has already begun making changes to our web page and it looks great.

Next Meeting: There was no date, time, or location set for the next board meeting.

Meeting Adjourned: 8:45 p.m.

Minutes taken by Karen Chiasson.