

## **APPROVED MINUTES**

### **Meadowbrook Hills/Woods/Forest Homeowners' Association** Board Meeting Minutes, February 2, 2010

**Attendees:** Patrick Beckley, Shabbir Boxwala, Chris Cachat, Karen Chiasson, Nancy Galuszka, Nancy Adadow Gray, Barb Keogh, Dan Stanton and Susan S. Woods.

President Dan Stanton called the meeting to order at 7:45 p.m. The minutes of December 1, 2009 were read and approved by Barb Keogh and Patrick Beckley.

**Secretary's Report:** Karen has already been in contact with Kim Lethemon for the 2009 annual meeting minutes. Kim will get them to me soon.

**Treasurer's Report:** Barb reviewed the December 2009 Treasurer's Report. Balance: \$18,037.96. Barb reported that when the 1 yr. CD matures on 2-24-10, it will be put into the Money Market due to low interest rates. Barb also provided an up-to-date balance as of February 2, 2010 of \$28,584.08. Barb reported that all the dues letters had been sent out and that most everyone has been sending in the requested \$75.

**Website:** Karen will begin sending 2010 approved minutes to Shabbir to be posted on the website.

**ACC Report:** Patrick did the report. Dead tree on Tralee Ct. still needs to be removed. Eco Lab Van: Dan called and left message, then he responded and left a message back, but nothing has been resolved. A letter was then sent out by Patrick, but there has been no response as of yet so we will wait to see if we get one before the next letter goes out in 30 days. After 60 days, action will need to be taken. Patrick will send a letter to Cliff Hicks to clean up his trashy yard. Patrick did contact Dan Rooney.

**President Report:** Chris Cachat is getting quotes for cutting the grass. Karen to have Lawn Tigers contact Chris to give a quote. Also, Chris will be getting quotes on storage units.

Dan brought up the issue of a minimum balance of \$12,000 being left in the money market account for the association to act as a cushion for unexpected costs. (For example, our association was sued in the 90's for a car accident at the corner of 8 Mile and Connaught due to trees blocking the view. The suit was eventually dropped, but could be brought back at any time. The easement is actually owned by Detroit Edison.) Everyone agreed this was a great idea, but that it would not be added to the by-laws, but rather a document would be drawn up and signed among the Board Members reflecting this decision

Dan went over the 2010 budget that was prepared by Barb. He stated that some of the heading lines needed to be changed for easier reading. This year's focus will be on the tennis courts and play sets in the park. The budget needs to be simplified and the amounts rehashed before the annual meeting.

The signs for the annual meeting will be put out prior to the meeting.

Dan showed us the voting sheet for the annual meeting with the wording for the add-on and the amendment. We all agreed that proxies should be sent out to each member so that they could vote in case they could not attend the meeting. Karen will write a letter of explanation to be sent with the proxy and the annual meeting notice. If she needs help, she will call upon Dan for help. Karen will have Kinko's do the mailing this time if it is reasonable.

There will not be a needs assessment at this time.

Meadowbrook Preserves issue: Nothing has been heard from them since our discussion back at the Dec. meeting.

We asked everyone at the meeting if they would be continuing on the Board for 2010. At first, Pat and Susan said they would not be coming back due to a lack of time on their part, but then we discussed only having the meetings every 3 months and they were interested in staying along with everyone else.

**Annual Meeting for 2010:** The meeting will be held at the Finnish Cultural Center on March 24, 2010 at 7 p.m. Board members should begin arriving at 6:30 p.m.

**Living Wall:** Nancy Adadow Gray reported that the City is giving up on the wall because the State is not approving the construction plans. They are considering just planting more trees instead.

**Gas and Oil:** Nancy Adadow Gray was given the name of an attorney, Saulius Mikalonis, referred by the Wayne State Environmental Law Clinic. Would we like her to contact him regarding the Wall, Gas and Oil issues? Yes, we all agreed. There is word that the State is getting money from West Bay Oil, as well as properties all around us.

**Council of Homeowner's Association:** The yearly membership of \$35 was sent in.

**Meeting Adjourned:** 9:32 p.m. Next meeting to be held on Thursday, March 11, 2010 at 7:15 p.m. The location will be at Nancy Galuszka's home.

Also, we would like to thank every host and hostess.

Minutes taken by Karen Chiasson.