

APPROVED MINUTES

Meadowbrook Hills/Woods/Forest Homeowner's Association

Board Meeting Minutes, May 5, 2010

Attendees: Patrick Beckley, Shabbir Boxwala, Karen Chiasson, Nancy Adadow Gray, Barb Keogh, Dan Stanton, Bobbi Edwards and Jean David. Absent: Chris Cachat and Nancy Galuszka.

President Dan Stanton called the meeting to order at 7:40 p.m.

Secretary's Report: The minutes of March 11, 2010 were read and there was a motion to accept by Patrick Beckley and seconded by Nancy Adadow Gray. They were unanimously approved.

Treasurer's Report: Barb reviewed the Treasurer's Report for 5/5/10 (Balance: \$39,455.86). CD was put into the Money Market for a better interest rate. Barb reported that 10 people haven't paid their dues.

Website: Karen will send approved minutes to Shabbir to be posted on the website. Shabbir will transfer Treasurer's Report to his format and post to website.

ACC Report: Patrick presented the report.

- Patrick spoke to a homeowner on Tralee Trail regarding 2 trees that needed to be removed. Permission was granted to the homeowner and he was not required to replace them since the homeowner has planted lots of trees in the past.
- The Board received a letter with photos from Lloyd Wyckoff regarding his neighbor, Archie, and the shed and junk being stored in the backyard. A certified letter will be sent to Archie and if no action is taken then our lawyer will handle it.
- We are still dealing with the Cliff Hicks problem. Dan went to Cliff Hicks yard to see for himself and it's a huge trashy mess. Mr. Hick's found out Dan was in his yard and came over to Dan's house and just cussed him out up and down. There are several violations regarding this person's property and what is known of this situation is that Cliff is gone quite a lot and so the kids use it for a party house and come and go from there leaving a mess behind. A certified letter will be sent to Cliff Hicks and if no action is taken then our lawyer will handle it.
- The Ditzhazy house on Tralee Trail that has been vacant for many years needs to have the front and backyards cleared of downed trees and leaves. A certified letter will be sent to the owner who lives out-of-state with his family.
- There is also a tree leaning on another tree at a house on Eastfarm Ct. They will be notified of this.
- Bobbi Edwards, a homeowner, attended the meeting to discuss the creek problem behind her house and the erosion it is causing to the retaining wall. Her backyard has holes all over it from the erosion. Patrick will look at Bobbi's neighbors' yards that border the creek, also. She had questions (1) Whether it is the homeowner's responsibility to maintain the creek and (2) How to protect the homeowner from the creek. Patrick suggested that she contact Kevin McCarthy from the City of Farmington Hills to find answers to her questions and concerns.
- Nancy Adadow Gray made a motion to explore the streams and creeks that flow through our subdivision. She suggested that we invite an authority from the City of Farmington Hills to find out whose responsibility it is, what can be done and to become more informed about the creek. Patrick Beckley seconded the motion.

President's Report:

- Dan passed around a sketch done by Nancy Galuszka for the entrances. The majority had concerns about the choice of plants that were chosen and how they may obstruct the signs since they are so low to the ground. Also, the price stated to us was over \$4000 and we felt that was too high. We need to revisit this issue at a mini meeting when Nancy Galuszka can be there. Karen asked if we should get quotes and it was stated that we should. Karen would call Lois Touchette of Lasting Impressions from our directory to give quotes for designing and maintaining the entrances. Dan will call Nancy Gaston to see if she would do a design and give a quote, also.
- We are going to have Chris get quotes for the playground project. (If he can, due to family medical emergency he might not be able to) We need to move the monkey bars to an area that is closer to the other equipment so that a border can be made around it all and then filled with either sand or mulch, depending on cost.
- It was decided that Pzarka's will do weed killer for the baselines.
- We need to have volunteers to pick up trash along 8 Mile.
- Patrick, Shabbir and Karen are going to meet one night the week of May 17th to check the lanterns over and clean, replace bulbs and adjust timers to 8:30 p.m. to 2:00 a.m. Also, we are checking the spot lamps.
- Dan passed around a book of proposed garbage cans for the park that have locking devices on them. We agreed to get 2 and Dan will order.
- Dan will repair the trespassing sign for the park the week of May 17th.
- Dan will speak to Kevin McCarthy of the City of Farmington Hills about some bike stripes or pedestrian signs for our streets.

Living Wall: Nancy Adadow Gray will call Thomas Biasell, of Farmington Hills, for a meeting.

Gas and Oil: Nancy Adadow Gray reported that 24 people attended the meeting with Mr. Saulis K. Mikalonis. It was determined that the homeowners are entitled and he gave advice of what needs to happen next. He offered to compose a letter to the Department of Geology at the State level, but when Nancy pursued this offer, Mr. Mikalonis had not responded as of yet. It was mentioned that there was an article in the Free Press regarding "fracking" and that it was in Traverse City, MI now.

Round Table and New Business:

- Barb presented us with a copy of the letter from Lapham and Doyle law firm spelling out the proposed amendment to the deed restrictions. There were concerns from some members regarding not having a "cap" for the increase of dues. We wanted Barb to check with the lawyer about including a "cap" clause and the legality of doing so. We wanted to wait for Chris and Nancy to read the proposed amendment and get their opinions. Barb stated that there are block captains that have volunteered to go around and gather signatures to proceed further with the amendment. We need to have a mini meeting soon to make a decision about adding a "cap" clause or not.
- Also, Barb reported that the 4 homes on 8 Mile are legally bound to paying dues to Meadowbrook Hills Association and to the other association as well.
- Shabbir brought up that we need to see if we can get advertiser's who place ads in our directory to pay an additional \$10 to have their ad placed on our website. Members were in agreement with this.

Meeting Adjourned: 10:10 p.m. The next meeting date was not decided upon.

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

Minutes taken by Karen Chiasson.