

April 29, 2009

## Rochester Glens Annual Homeowners Association Meeting Minutes

Present: Jeff Hengeveld, Pete Arango, Mark Binschus, Jane Evans, Patrick Fortress, Sindy Gensmen

- I. Jeff Hengeveld called the meeting to order at 7:30 PM
- II. Jeff welcomed everyone to the annual meeting
- III. Jane read the minutes from the 2008 Annual Meeting. Pete moved to accept the minutes, Vicki Gladstone seconded the motion.
- IV. Officer Report
  - a. Financial Review 2008 – Mark stated that last year he did not do a year to year budget but has done that this year. Copies of the 2008 Budget and Proposed 2009 Budget were distributed. 2008 provided us with a surplus of \$9,468.34. Picnic had many donations to help with a bigger event. Donations totaled \$808. We also collected additional \$440 from liens on homeowners' homes not paying dues. Largest expense was lawn cutting. Discounts were applied by Steeles. Fertilization was done by Steeles as well. Mark explained each item and what was included in each additional expense. Landscaping was down last year as volunteers planted marigolds and other flowers in the entrance areas. Jeff asked if there were any questions on the 2008 budget. There were no questions.
  - b. Proposed Budget 2009 – Mark reviewed the proposed budget for 2009. He reviewed our cash on hand and projected dues payments showing projected revenue. Projected expenses included 19 lots that have not paid association fees. Mark is expecting that number will be closer to 10 lots. The proposed contract for lawn cutting was reduced to \$4900 and fertilizing will be \$840. Steeles will also do landscaping for \$1925 versus using volunteers so they will look a lot better. This fee also included the fee to remove the fence on Drexelgate this year. Insurance went up slightly, offsite storage stayed the same, mailing and administration up slightly due to purchasing a lot of forever stamps. Picnic and Halloween stayed the same unless we get donations and will hopefully get them again. Pete stated that we forgot to add in Non-profit status fee of \$20 to the projected expenses. Jeff asked for a motion to add this fee to the projected expenses for 2009 budget. Carol Hanna, 846 Dahlia, motioned it. Pete seconded it. Tom Trewsuzki, 1400 Deerhurst, asked why we can't budget for the gifts for the picnic and Halloween events. Mark said he was hesitant to put it in the budget when he has no commitment for any gifts yet. Tom still didn't understand why we couldn't do this. Jeff entertained a motion to increase the picnic and Halloween budget to \$800 for the picnic and \$500 for the Halloween event. Sindy suggested that we would probably get the same due to the economy and shouldn't increase the number. Tina Harjy, 831 Dumont Place, was stated that we shouldn't budget for the extras for the picnic due to the economic times. Pete stated that we didn't really budget for the extravagant expenses. When we received donations than

we added extra events to the events. Mark suggested that we just add \$808 as we received last year. Dale Hendrick, 1586 Deerhurst asked can we get a break down on the amount spent on the picnic by donations versus what dues money. Jeff stated that yes we can. Patrick restated that we shouldn't add more to the budget for the picnic and Halloween because the money allotted is enough to cover a picnic but without the extra hoopla. How often is the common area mowed was asked by Carol Hanna. Pete stated it is mowed every week. Carol asked if they can mow every other week instead of once a week. Tina stated she lives on a cul-de-sac and feels they are not getting enough attention and they are not being fertilized enough. Pete said to let him know if anyone sees an area that needs attention. Tina also asked if we can save on offsite storage because we are not storing extra rails anymore. Jeff stated that we have looked around and this is the best deal around town, it is 5x5 and holds a lot more items. Rob Gladstone, 763 Denham Lane, asked what the ending balance the year before the other year. Since we have a lot on hand on cash why not increase the amount and then put the donations towards these expenditures. His motion is to increase the picnic to \$800 and \$500 for the Halloween. Sindy seconded it. Jeff asked for a vote and there was a majority was not for that motion. Jeff asked to approve the budget. Pete seconded it. No one opposed it. Rob also noted that we did not include any money for welcome gifts..

- c. Update on Unpaid Dues for 2009 - Mark stated that 19 homes have not paid this year yet. Jeff acknowledged Marks efforts to collect the dues and that we have placed the liens on the home. Greg Janey, 927 Downhill, asked if liens are placed on bank owned homes. Mark stated yes. Jane clarified that banks are responsible for the lien but do not pay them until a buyer buys the home. A home cannot close with liens on the title.

#### V. Old Business

- a. Light – Pete stated that it is fixed
- b. Picnic/Halloween - Sindy said that the picnic was rained out than rescheduled until the next weekend. There were about 20 families participating with a bounce house, dunk tank and more. Halloween was very successful. Jeff stated that we may do another picnic in May sponsored by a local business. Jeff said that we had a charity walk the day after the picnic and raised money for a homeless shelter. Shelly J organized this event.
- c. Movable Announcement Sign. – Jeff stated that we have a movable announcement sign now.
- d. Newsletter – Jeff stated we sent out 2 newsletters since the last annual meeting. It's a way to communicate with the homeowners.
- e. Negotiation of Contracts for Services – Pete stated that Steeles is taking care of the lawn cutting, weeding at the entrance markers. Sindy and Carol offered to put in flowers to the entrance markers. Jane asked if we are hiring someone to do this. We are not.
- f. Garage Sale – Jane said that the garage sale was a huge success last year. We do it with Avon Hills and Sycamore subdivisions.
- g. Non-profit status – Found out we were not applicable

- h. Storm sewers – French drains on persons own lots is the responsibility of the homeowner. Storm sewers could have some responsibility from the association or the city depending on the situation. Mark said we can deed the storm sewer drains back to the city and resolve that issue.
- VI. New Business
- a. Removal of Drexelgate Fence – Jeff stated that there were different feelings on removal of Drexelgate fence. Tina and Elizabeth Green of Dumont think it looks great. Gary Rogers, 852 Dahlia, feels that the removal of the fence has diminished value of his home. He feels that his comments were not addressed. Carol of 846 Dahlia feels we have effectively reduced the amount of people for buying the home with the removal of the fence. Tina stated that she had an understanding that the fence was a barrier for cars driving up on the grass. Tina asked if there is more foot traffic now. Patrick said he lives on Dahlia and used to when it first went up and the reason for the fence going up was for decorative purposes. He said he likes having no fence. Roger said that each homeowner is responsible for the fence and fix it. Jane stated that the fence will not prevent children from running into the streets. Jeff went through the reasons why we removed the fence. We had prudence and due diligence and sent out newsletters regarding the issue. The current status of the fence was in extreme disrepair so something had to be done about it. We got quotes from fence companies for repair and replacement. The fence company said the fence was in such disrepair that it could not be fixed. A cost to replace it was for \$10,350 for a split rail fence and \$21,850 for a cedar picket fence. We then got a quote for putting boulders along there and Steeles quoted. Jeff stated that we also considered trees but there were concerns about maintenance and watering them. The cost of the fence will cost us more than our cash reserves and with these economic issues it would not be prudent to spend the money at this time. The board members removed the fence themselves and did not hire a company to do this. We feel we did the right thing and got more positive feedback than negative. If a homeowner can petition to put up a decorative fence. Roger asked why the homeowners did not know about the replacement posts. Pete stated that we exhausted those posts and they did not fit the fence anymore. Elizabeth said she lives in the middle of the sub and has empty bottles in her yard also. Mark said if the Oakland County Sherriff is parking on the lawn than to call the sheriffs dep't. Jeff Salia of 906 Dahlia said he has renters on both ends of him and the homes are not being kept up – furniture stacked outside. At 6:45 one renter has a car that runs for 15 minutes each morning with exhaust fumes coming out. He is in favor to put a fence in. Tom T. asked if the board or the developer put the fence in. Carol said that the board put it in. He suggested that people on Dahlia donate towards putting in a new fence. Patrick stated that the fence was put in wrong in the first place and we don't want to get in that situation again. Dale said that the reason the fence was put in for decorative purposes and there is an added benefit for privacy purposes and was not the purpose. Dale asked who is responsible if someone gets hurt from jumping a fence. Jeff stated that we have insurance for something like that. Leon Walker said

that we should have had a vote to decide on removing the fence. Jeff stated that last year we tried to get bylaws to change but could not get enough votes to change them. Jeff said that in the newsletter we asked to get feedback from people and did not get it. The board has to make tough judgment calls that people will not like. We will not be putting up a fence at this time. Joe offered Roger a suggestion to get a quote on raw wood.

- b. Picnic Idea 2009 –. Cindy said that the picnic will be scaled down unless we get donations. We will set a date soon and put it in the newsletter.
  - c. Garage Sale – date is May 15-16, 2009
  - d. Goals for Upcoming Year –
    - i. Website – Ben Jones is not maintaining the website anymore. There is another volunteer that will be doing this. We are going to simplify it to make it easier to use
    - ii. Annual Event w/Avon Hills – Jeff stated that this is going to be a goal this year again.
    - iii. Directory – Jane stated that with the low turnover of homes in the neighborhood a new directory is not cost effective so an amendment will be done.
    - iv. Welcome New Residents – Will continue to do this
    - v. Newsletters – will continue to send out 2-3 per year. Tina suggested that we suggested that we add in the newsletter to move their garage cans from the front of their homes.
- VII. Election of New Board Members
- VIII. Jeff asked each board member what their intentions were for staying on the board and the following responded: Elizabeth motioned to keep the current board as it. Tina seconded it. No one is going to resign.
- IX. Open Floor
- X. Tina asked about aesthetic rules and what power we have as a board. Jeff stated that we have limited power as aesthetics but we do have power to enforce the bylaws such as commercial vehicles in the driveway or street. Pete read the bylaws that restrict commercial vehicles from the entire lot. Joe said that his neighbors who are renters have some commercial vehicles in their backyard. Pete said we will follow up with him to address these concerns. Jeff said we will help out as best we can. Elizabeth asked about compost piles and what the rules are about that. Leon said he has had issues about kids going through his yard going to the bus. It was suggested to look out for your neighbors and ask kids to not walk through people's yards.

Mark motioned to adjourn the meeting. Pete seconded it.

Meeting was adjourned at 9:20 PM.