

MASTER BOARD MEETING
AT INDEPENDENCE VILLAGE WEDNESDAY, NOVEMBER 14, 2018

MEMBERS PRESENT: Pat Dawood –North Mirror Lake, Walt Wyniemko-GVA, Sara Stewart- NOPM,Karen Keller- Stoney Lake, John Caldwell NOPM, Nick Cicero – West Lake, Michelle Tyrrell- Lakes Communities, Jason Klingensmith- Shores.

President, Pat Dawood started the meeting at 6:35pm. Minutes of the previous meeting were approved by email by all the members.

Sara, Property Manager, then led us through the following issues.

***Painting of the Front Entrance and Guard House:** Timberwolf Painting, which painted the gazebo, gave Sara a bid of \$1,295 to paint the front walls on M24 in the Spring. Walt asked for another bid and Karen asked about wood replacement cost. Sara will get another bid and look at wood cost. Color was discussed but not selected until the front entrance weeds and shrubs are removed.

***Break Wall Construction:** This will be on Waterstone Lake at the edge of the park near the Gazebo. After some discussion with the DEQ they finally agreed that a break wall was necessary for the land next to the lake. This is around 280 feet of pathway for residence in Waterstone Development. Construction is to start in December. Monies for this project have been budgeted for this year.

***Irrigation:** American Lawn Sprinklers have been our company this year and Sara is very happy with their service.

***Snow and Lawn Maintenance:** A1 Can Do will continue with this service even though their fee is up \$200 dollars from last year. We have a salt shortage and it is very expensive to purchase salt. A1 Can Do, will continue to salt the intersection on Market and M24 any extra salt application must get an ok from the Management Office. Snow removal fee is \$3,400 and Lawn mowing total is \$15,400(a raise of \$600 dollars from last year).

***Landscape on M24 front walls:** The board selected from two companies, Michigan Outdoor Service, to clean up the shrubs and weeds on the top of the berm and front of the blue wall. This would include grading the ground by the blue wall and replacing the weeds and shrubs with sod. They would also dig the Day Lilies up in the north corner and replacing them in a area of our choice. (A1 Can Do will also give Sara a bid on this area.) The Bid for this area was \$4,825.

***Entrance Bed Maintenance:** Pat suggested Buds and Blooms, would weed the front entrance, and continue to weed, trim and deadhead plants 7 times during the growing season. This includes planting of flowers in this area. This fee would be \$8,000 dollars. Sara will also ask for some ideas for types of flowers on the Blue wall area. The Board would like a WHOA! Expression by drivers as they drive in this front entrance.

Electrical: An electrical box had to be moved next to a driveway on South Shore Dr. The electrical box was 2 feet from the driveway. This electrical box lights the streetlights on Waterstone Dr. The fee to move the box was \$10,000
A streetlight pole in Hometown Village ended up being a break in the underground cable that was caused by construction a year ago, so the repair was paid by HTV.

Holiday Lighting: Birmingham Seal coating has put up the lights for Christmas – **lights on the north wall are not working.**

Budget: Sara and the Board review each line item to get a numbers for next year. After some discussion and confusion, Pat phoned Jami and we clarified line items and questions Sara could not address. The Board unanimously agreed to \$90.00 fee for all home homeowners in the Waterstone Subdivision.

Sara will give the Board a final Budget report for us to approve by email. This will also include all the Vendors bids.

Questions:

Walt asked Sara to update the Master web sight and Master Association meeting minutes that are posted. He also asked Sara to have Independence Village look at the raises on asphalt behind IV next to Waterstone Lake.

Michelle asked Pat if anyone in the Waterstone community could attend the Master Association meeting? Pat responded with a “No” because of building space and that each HOA representative is responsible to bring the minutes and results of the meeting to it HOA members.

The meeting was adjourned at 8:35pm.

Walt Wyniemko