

## Master HOA June 4, 2019

Attendees: Walt Wyniemko (GVA), Sara Stewart (NOPM), John Caldwell (NOPM), Pat Dawood (NML), Ryan Gleason (GH), Karen Keller (SL), Marianne Kainz (SL), Donna Bertacini (Shores), Kittie Pugliese (BV), Andrea Butler (BV), Janene Graham (BV), Scott Quinn (Bluffs), Nick Cicero (Westlake), John Couture (HTV)

6:33- PD calls the meeting to order.

6:35- Introductions. BV represented by 3 members, Stony Lake 2 members.

6:36- SS reading of minutes from previous meeting. Approval via prior emails.

6:38- SS discussed financials. Lean discussion and break points before leans were discussed for new members. SS asked HOA's hiring property management firms to request past due amounts for Master. The letters are not reaching the correct personnel- info not getting to title companies.

6:44-SS financials continued. SS made mention that the harsh winter created a higher than normal salt cost for us to absorb. SS also made mention of larger items that were paid out I.E. sea wall, pond guy and state electric for new meter.

6:47- SS concluded financials. PD motion to approve financial report, RG 2<sup>nd</sup>, motion carried.

6:48- SS discussed current bids on the M-24 Entrance side of Master HOA property. 2 bids were submitted to remove all dead shrubs along the S & N wall, grade level, install topsoil and sod. There were to be creation of new beds with day lilies. Michigan Outdoors- \$3,245 and Grasshoppers \$7,500. KP discussed the how that would be problematic. KP also noted that sod/weed whipping would damage the wall. PD & MK mentioned that there are many new projects on the horizon both within Waterstone and Oxford- anything other than removing dead shrubs would be a waste of money. Discussion ensued as to best course of action along the wall.

6:53- PD motion for approval of Michigan Outdoors bid for removal of shrubs. WW 2<sup>nd</sup>. Motion carried. (\*SS to check on prices for boulder or mulch)

6:55- SS discussed 2 plans that have been budgeted for and awaiting approval. 1<sup>st</sup>= shrubs on the berm. Currently minimum of 14 dead shrubs. Michigan outdoors and A-1 were asked for a bid for the removal & REPLACE. Michigan Outdoors bid \$2,750. The other project was for painting of the front wall. 2 bids were presented by SS. Timberwolf \$1,295 & Aurora \$2,100. For the same reasons mentioned above, the committee decided to table this project until December when we will have a clearer picture of the impact from the 2020 M24 overhaul.

7:01- SS discussed the spring cleanup and planting of the annual flowers at the front entrance beds, gazebo and sign areas. Board had selected Buds and Blooms to contract the work to. They are to install the flowers at the entrance, gazebo and directional sign areas. A bid of \$2208 for this work was recognized and within approved budget (A-1 bid was \$3,850 for the front entrance & gazebo). PD voiced concern over the "maintenance" aspect of the bid. Buds and bloom estimated 4-6 hours monthly at a rate of \$100 an hour to weed and maintain. Since that aspect had not been approved by the board yet.

A discussion ensued with varying resolutions. PD motioned to accept Buds and blooms bid for weeding with a CAP of \$1500-\$2000. NC 2<sup>nd</sup>- motion carried. SS to negotiate new rate.

7:10- SS discussed the final stages of the sea wall. Advanced lakefront needs to repair a section. Ground is too wet. SS holding back final payment until work is 100% complete.

7:11- SS discussed irrigation and repairs. American lawn sprinklers have turned the water on, and we have control of its timer to ensure the new flowers planted have enough nutrition. American is waiting for boulder point to fix a few heads before we turn on the section by the gazebo.

7:12- DB asked why so many lamp lights were out. SS had our electrician out who fixed them that day. Issue with code/breaker that is continually being tripped by either human or nature. The issue has been rectified for now. The sensors are a cause for concern. Electrician to review.

7:15- DB asked about trash pick. Inquired about getting a master account created and having one disposal company for the association for group rate. MK discussed how we could achieve this goal through the township level. As with other aspects, not all HOA's provide the same services with their dues. There is nothing in the bylaws that would allow for the master to mandate which company every person uses.

7:20- SS discussed Stony Lake's prior email requesting a streetlight, a street sign and dog disposal dispenser. MK mentioned an accident occurring at the intersection and the potential hazard it has become with the increased use. RG reminded MK that as a board, there is nothing we could do in regard to funds. Each HOA would be responsible for individual debts owed to their respective designated lots/area. Discussion ensued as to why the issue could not be considered a master concern.

7:26- SQ asked about sidewalks near Overlook Drive. Residents were under the impression that the when the sidewalks were fixed and or brought up to code, that it was done via the Master association. A discussion ensued providing alternative contacts for SQ and the Shores. SS suggested contacting Scott at Boulder Point to at least clear the hazardous area. This is a County/Township issue. Master board informed SQ that this was not an area of concern from Master. We could not fund the project, nor could we allocate monies to its resolve.

7:31- KP- retention basin. Bay Village brought their concern over the high costs of maintaining this area. KP addressed the \$10,000 a year price tag that is associated with this pond for various treatments and clearing. KP & AB have been researching the issue for over two years & were either requesting a change in the bylaw or for the board to provide some sort of financial relief until a conclusion could be made in regards to the basin being renamed/reallocated as an easement and therefore common area property in the official bylaws. JC made mention that HTV has similar issues. They had addressed before, and that basins and retention ponds were separate issues. MK mentioned that they too have a basin and had gone to county to ask for help. AB mentioned that the golf course "clears" the basin but more needs to be done. KK asked if golf course could maintain. Pd explained that the master does not have the authority to change the amendments or bylaws. That would need to be discussed with Larry Lax/REI development properties. AB made mention of the 4 associations involved with particular basin. Golf Highlands, Westalke, Bay Village & Golf Course. RG recommended that Bay Village go to affected associations, county and Larry Lax to request further funding. AB asked that at a bare minimum, Golf Highlands sent letters/notices of violations for those members who were dumping grass clippings,

leaves, etc. in their side of the basin. RG asked for more information to have his property management company address/review.

8:05- NC Asked about tree trimming west of Waterstone/Market. It was explained that the area is maintained by IV, BV & Westlake. NC would need to contact those associations for resolution. This was not an area for master concern/involvement.

8:09-MK asked about McDonalds involvement with the association. SS explained that McDonalds has a small portion on Waterstone property. They pay a \$500 dues fee for the year. SS would look into renegotiating the fee.

MK asked about the beach at Lakeridge. PD and SQ explained that it is indeed a private beach and any upkeep or maintenance in that area is strictly funded by Lakes residents. It was not an area where the Master could get involved or enforce any type of rules regarding parking in-between sidewalk/street, etc.

MK enquired about various structures within the community. Wanted to know what they were and who was responsible for each. SS addressed

MK discussed the 2020 M-24 project and what type of impact it may have on our association.

8:16- NC asked if we could have a general/Annual meeting. PD/WW/RG & SS responded to the request. WW asked what the point of the meeting would be for. NC said that people had questions. PD reminded the committee that this was precisely why they were elected to serve as their association's representative. Any questions directed toward the master should be handled by the HOA rep at quarterly board meetings or via email.

8:20- JG asked if the committee could use the Master as a platform to gather ideas, group rates, etc. SS & PD responded with an affirmative and that is what the board has always done.

8:22- PD adjourned the meeting