

October 2023 HOA Meeting Minutes

Orange indicates an action item | Votes are in Blue

Date: October 17th at 7:00 p.m. | Location: Matt's house

Melissa called the meeting to order at 7:15 pm

Attendance: Matt Gonderinger, Melissa Schreiber, Greg Knick, Theresa Rankins, Brennan Tanner, Monika Czartoryjski, Christine Coffey

Next Meeting (Last one of 2023) Matt to send a poll out. Team to vote on date.

September in review: September minutes to be sent via e-mail by Melissa for approval

Budgets (Monika)

- October Budget include:
 - 30 some homeowners paid from last month.
 - 2 title companies paid invoices
 - Paid out:
 - Final payment for the landscaping
 - Note: \$12,200 total = 1st part paid in last year's budget so the first half of next year's budget will cover what is left for the landscaping.
 - Electrical bill
 - Postage stamps for invoice since July
- Greg received bids for fall landscaping to clean-up 2 main flower beds and one island. and trimming trees around the entrance. Greg is looking to hire and will follow up with the group with his recommendation.
 - Bid for \$800
 - Bid for \$1K half a full day and \$1,600 full day but did not include a scope or work
 - North side of South Pebble Creek - Theresa pulled weeds out in two phases.
- 2024/2025 budget forecasting - Melissa recommended creating a forecast for a year ahead. Ex. To add Fall Clean-up and brick work.
- Open a discussion about possibly discounting HOA fees in exchange for volunteers for fall & spring clean-up to offset vendor cost. Theresa recommended monitoring what is going on with weeds before it gets out of control. Possible having a monthly Beautification event. Brennan suggested showcasing how much we save with these events.
- Monika notified the board that she will be stepping down as treasurer in June due to her schedule and other commitments she has taken on. Matt has recommended that we start looking for a vice treasurer to train now and help with the transfer of information. HOA to look for people who are interested in this post.
- Updates from resident S.P. Overpaid by \$35 on her bill Next step: Monika to check into her amount paid last year.
 - S.P. would like to brainstorm a few things:
 - Setting up a fund that takes donations for those who may be behind on dues.
 - Possibly live streaming monthly meetings for those who can't attend in person. Brennan has offered to help set up notifications and help

manage. Matt recommended sharing a link that people can access with a waiting room to filter people if needed.

- Matt asked Monika for an updated list of residents to be able to verify who is asking for meeting addresses. Privacy continues to be top of mind important as we are opening up communications to create more community access.
- Monika to look for the exact name of the program and get a link to the homeowner application and will follow-up on sharing information on **Michigan Housing & Development Authority (MSHDA)**.
 - Monika & Matt to help this information distributed to others who have reached out to Monika that have mentioned they are on fixed income. Possibly add to the website.
 - Matt recommended Include an application and information when we send out the due's notification.
 - Melissa recommends the working is the same on the note and the website.
- Matt moved to approve September's treasure report. Theresa 2nd, all in favor.

Partnerships and contracts (Greg)

- The split fence repair should start shortly around the perimeter of the neighborhood. Should be starting at the beginning of October.
- Snow plow update: Greg to send a written summary detailing the contracts received this year with his notes and reviews on all options and costs at this time and will send a detailed recommendation this week for the board to vote on.
 - D&Z Maintenance may be a little less but they have not provided a firm price. They are doing the subdivision across the street from us. Greg has also asked them to confirm they would priority us.
 - Leaning towards Greenscapes are in Franklin and are very reliable and came in at \$8,600. \$300 a year for any residents who want to hire them personally. Greg has asked them for a discount on the residents payment but he said was not able to lower it given the level of service he provides. HOA board has heard very positive feedback from Greenscapes.
- Greg to call vendors for brick repair on Middlebelt and North Pebble Creek. Plan for 2024 budget on this.

Events (Christine)

- Ice cream social - Tentatively scheduled for May. Brennen has offered to host.
- Halloween - Christine has offered to host and has organized all costs and plans.
 - Date: Sunday, October 29th
 - Timing: Move timing up to 4-7pm possibly stream football and evening Movie Board members to help set up at 3:00
 - Budget around \$600 (Last year under \$400)
 - Plans & Improvements over last year:
 - Chili cookoff (Volunteered to cook: Christine, Melissa, Matt, and Brennan)
 - Monika recommended we Order Pizza for kids
 - Christine to grab Candy & Bottle water from Costco
 - Ideas: Mixed box of chips at Gordons or Detroit City popcorn
 - Melissa to bring: Crayons and coloring. Bowls and cups. Chairs and tables.

- Greg volunteered to bring a table if needed
- 4 Doz Donuts (Volunteered: Monika offered to pick-up Blakes)
- 2-3 gallons of Cider is cheaper from Meyer \$8 vs. \$14 a gallon at blakes (needs to be pasteurized)
- Movie screen (donated last year for a one time use from Melissa) Look to invest in a screen this year
- Movie Projector (donated last year for a one time use from Daniel & Christine) Brennan offered a back-up projector
- Games (Monika and Brennan volunteered to bring yard games)
- Monika to bring plastic wear
- Melissa and Theresa to do signs - Annual fall family celebration
- Matt to post information online
- Rain options: Monika has a 20x10 tent with walls
- Terisa recommended a costume contest
- Christine has a bonfire pit and smores / Greg & Monika to donate logs

Fence Committee (Matt, Patrick and Brennan)

- To meet in the near future
- Plan to send information on fences in the spring
- Patrick is looking into the HOA's legal rights

Cookie Exchange: Greg suggested a cookie exchange for the next meeting. Plan on bringing 8 containers with 6 cookies in each/ this will be about 4 dozen with a recipe printed out.

Welcome packages for new homeowners to be determined for 2024.

- What is the best way to keep track of new residents? Emails from title companies
- Give out gifts at the yearly June meeting or when we find out someone moves in we can deliver it.

Monika called to adjourn the meeting at 8:58 PM, Brennan 2nd, all in favor.