

November/December 2023 HOA Agenda

Date: December 6th at 7:00 p.m.

Location: Melissa's house

Plan to live streaming 2024 monthly meetings for those who can't attend in person

Cookie Exchange: Those who are planning on attending please plan on bringing 8 containers with 6 cookies in each/ this will be about 4 dozen with a recipe printed out.

Vote on Minutes:

- September & October (Sent out by Melissa on the 17th)

Board Updates: End of Year Confirmation

- Members to send bios to Matt
- Confirm board information on Google Drive
- Members support rolls. For Example Greg is leading partnerships and vendor relations and looking for a "vice treasurer" to train now and help with the transfer of information.

Budgets (Monika & Brennen & Patrick to Back her Up)

- Vote on October Budgets.
- Do we still need to vote on July's budget or was this done via email?
- 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. Therisa recommended monitoring what is going on with weeds before it gets out of control. Possible having a monthly Beautification event. Brennen suggested showcasing how much we save with these events. .
- Updates from resident S.P. Overpaid by \$35 on her bill Next step: Monika to check into her amount paid last year.
- Matt asked Monika for an updated list of residents
- 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)**.
 - Matt recommended Include an application and information when we send out the due's notification.
 - Melissa recommends the language is the same on the note and the website.

Partnerships and contracts (Greg)

- The split fence repair should start shortly around the perimeter of the neighborhood. Started in October. Finished and Invoiced.
- Snow plow update. Voted on Greenscapes.
- Greg to call vendors for brick repair on Middlebelt and North Pebble Creek. Plan for 2024 budget on this.
- Landscaping Check-in

Events (Christine)

- Ice cream social - Tentatively scheduled for May. Brennen has offered to host. How can we get ahead of events?
- Halloween - Feedback and recommendations for next year
 - Budget update XX
 - Christine purchased Movie screen was purchased / Movie projector | donated for a one time use from Daniel & Christine
 - Attendance XX
 - Included:
 - Christine hosted and bought candy, ice, bottle water, cider, & pizza from Costco. Provided tables, chairs, extension cords, paper products, silverware, decor, fire pit and set up movie screen and projector.
 - Melissa brought Crayons and coloring, bowls, cups, chairs, tables, table clothes, juice boxes and Chili.
 - Monika brought yard games, Cider, and 4 Dozen Donuts from Blakes
 - Melissa and Theresa put out signs & Matt posted information online
 - Improvements for next year:
 - It helped to have a crew set-up an hour early. Need at least 5 people
 - Need commitment and clear understanding of what everyone is contributing and when
 - Need a rain plan
 - Need HOA members support in attendance & volunteers to clean-up after

Communications: (Matt)

- Theresa recommends using signs more for key communications as well as ordering another sign for the neighborhood entrances.
- Brennen recommends adding our website. Or printing out a QR code and adding it to the boards. Leverage different QR Codes for dues due, events, etc.
- Consider ordering locks for the signs.
- Matt would like to edit the website so that it is organized with information for current residents & prospective residents & real estate agents and would like to know what to include on all three pages.

Fence Committee (Matt, Patrick and Brennan)

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

Welcome packages for new homeowners

- 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.

Topics for further discussion:

- Yearly newsletter with year to date report
- 2023 Surveys
- Possible rentals from HOA (Eg. signs, tents, and movie screen rentals)
- Possible Roads Committee