

## January 2024 HOA Agenda

**Date:** January 30th at 7:00 p.m.

**Location:** Matt's house

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

### **Vote on Minutes:**

- September, October & December

### **Board Updates:**

- Members to send bios to Matt
- 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 November/December Budgets. Sent by Monika and uploaded to drive
- 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. 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.
- Update 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
- Snow plow update
- 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.
- Halloween - Feedback and recommendations for next year
  - Budget =?
  - Date?
  - 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 (Melissa to Bring For Patrick)
- Possible rentals from HOA (Eg. signs, tents, and movie screen rentals)
- Possible Roads Committee