

Tuesday 2024 HOA Agenda

Date: May 28th at 7:00 p.m.

Location: Melissa's house

Called To Order: at 7:12 - Called to a close at 8:38

Residence Request: [Plan to live streaming 2024 monthly meetings](#)

Minutes to approve: Matt has sent out for Approvals: February, March, April

Board Updates:

Signs out for June meeting

- [Members to send bios to Matt – Can be very short!](#)
- Members support roles
 - Vice Treasurer – Patrick and Brennan to follow-up and meet with Monica in June to take over in the fall.
 - Partnerships: Greg & Support Brennan - leading partnerships and vendor relations and review quotes
 - Neighborhood Engagement – Christine (Halloween & Ice-cream Social)
 - Communications (Website management) – Matt
 - Social – Patrick (TBD)
- Need Volunteers & Signs (Updating and storing) – Split between Greg and Melissa

Budgets (Monika & Brennan & Patrick to Back her Up) [Brennen Motion to Approved Everyone Voted](#)

- Brennan & Patrick to meet with Monika on transitioning
- Paid GoDaddy - for 5 years & Email Renewal - (under Monikas name)
- [Update the level of detail with fees and line items](#)
- Greg recommends the Bank Reconciliation Reports quarterly
- 2024/2025 budget forecasting - Melissa recommended creating a forecast for a year ahead. Ex. To add fall clean-up and brick work.
- [Pay S.P. \\$35. Monika to Verify and Pay if accurate. Access to history of checks.](#)
- Would like to review the notice that goes out as reminders and have that on google drive.
- [Yearly budgets will include increases in costs over the years.](#)
- [Reminder signs on budgets](#)

Partnerships and contracts (Greg)

- Brick repair on Middlebelt and North Pebble Creek.
- Looking at putting up a service directory with recommendations from homeowners.
- Sprinklers are working
- [June and July volunteer pick-up](#)

Events (Christine)

- Ice cream social - Great turnout! 70 (43 adults 27 Kids) people in attendance. Any Feedback? May is a good time.
- [Sign-up sheet filled - Next steps?](#)

- Sub-wide sale? Spring and costs? First and Second week in June? Later week before labor day. Interest? In what month?
- Second Tuesday in June - Date June 11th (Monika to called Cathey at Warner)
- Possible Beautification Day Open a discussion about possibly discounting HOA fees in exchange for volunteers for fall & spring clean-up to offset vendor cost. Possible planning a Beautification event. 2-3 hours a few times a year. Talk in June. Help set this up with timing and checklists on tools etc.
- Halloween - Feedback and recommendations for next year
 - Possibly use extra money on a projector / Greg to investigate a used one
 - Budget = TBD Budget for 2024 – 2025 estimate \$500
 - Date = TBD
 - Improvements for next year: It helped to have a crew set-up an hour early. Need a rain plan, Communications out at least 2 weeks early. Chili Cook Off and Pizza to be included

Communications: (Matt)

- Consider ordering locks for the signs / Hold down with Anchors .
- 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.
- Social - Patrick looking into supporting
- Post June Meeting information

Fence Committee (Matt, Patrick and Brennan)

- To meet soon and plan to send information on fences in the spring (Vote on a date)
- Patrick is looking into the HOA's legal rights

Roads Committee – Possible Spring Pavement conversation

Survey Committee?

Welcome packages for new homeowners

- What is the best way to keep track of new residents? E-mails from title companies
- Give out gifts at the yearly June meeting (Ideas next meeting) 7 new Homeowners

Topics for further discussion:

- Mailing the architectural guidelines & Yearly newsletter with year to date report
- 2023 Surveys (Melissa to Bring remaining for Patrick)
- Possible rentals from HOA in the early spring (Eg. signs, tents, and movie screen rentals, projector) Cost, Agreement, Insurance
- Look into creating an IT charter: Bylaws for responses and language and access | Possibly consult a lawyer.

June meeting preparation:

Attendance Sign in sheet

Bio - Update & Introduction

- Accomplishments from 2023
 - Have started 3 bidding vendors
 - Navigated increase in marketplace values (Landscaping and snowplowing)
 - We have included QR codes to pay dues online through venmo
 - Community events have grown (Ice Cream Social & Halloween) Positive turn-out
 - Continual improvement on transparent communications, It is an ongoing process
 - We have begun to establish committees for hot buttons to engage more people in solutions.
 - Increasing transparency on HOA guidelines for potential homeowners
 - Able to access MICHTA funds this year for our community before the program ended.
- Goals for 2024
 - Committees
 - Live streams
 - Communications and Data Security
 - Beautification Volunteers
 - Increase our Feedback
 - Continue to create budget clarity

Status Document - Mention sign up throughout the meeting.

Elections

Thank you - Next steps

ask what services people use and look to get possible discounts on these

- Elections
- Feedback
- Sign-up sheets