

Solitude Pointe Subdivision

Minutes for the January 29, 2009 meeting

Ian Shearing called the meeting to order at 6:38p.m. at the Hamburg Library conference room

Attended by: **Board Members:**

Lynn Krasiewicz 7101 Alta Dr., 231-1340

Ian Shearing 6928 Alta Dr., 231-3459

Dale Fisher 6749 Alta Dr., 231-0797

Treasurer Jan Thomas 7038 Alta Dr., 231-6972

Secretary Ed Hawkinson 6950 Alta Drive 231-1754

Residents in attendance: Bill and Barb Lane, Dennis Thomas, Monica Waldie, Walt Blacha, Sandy Cavallaro, Larry Paga, Chris McGehee, Molly McPhall, Tony Sharp and Andrew and Melissa Fribley.

The meeting opened with Dale Fisher introducing himself as a new board member, discussing the agenda, and approving the minutes from the December 10, 2008 Board member meeting.

Jan Thomas then discussed the budget and submitted the attached figures for review. Dale Fisher expressed the need to address specific budget items including Road and curb repair, the trail proposal, entryway improvements and continuing sign improvements. Overall, the finances and budget numbers look good for 2009 and 2010.

Monica Waldie then presented the trail committee findings (attached) and asked for support for the recommended maintenance/improvement packages. The trails “must be maintained” according to the Township zoning administrator. By keeping the trails maintained, it shows we care about our sub-division, and may help to encourage kids to use them instead of walking in the roadways.

During open discussion, the following issues were discussed:

Whether anyone uses the trails, walking dogs on the trails, adding dog “poop bags” along the trail, and whether we should make the trails more of a “continuous loop” as opposed to a linear, dis-jointed trail. Zach Polen had a naturalist come in to evaluate the fauna in our wetlands and discovered some very unique plants.

Ian Shearing expressed an interest in using the trail system for his proposed 5k run/walk event this year, near the end of May. He would like to ask for a minimal entrance fee and donate proceeds to support cerebral palsy research. More details to come soon.

Monica Waldie will help to organize the Easter egg hunt this year for the children of our neighborhood, and the Taylor family has expressed interest to host the event.

Concern about kids from our southern neighbor sub-division, (behind the park) crossing through our neighborhood to get to Boomer’s party store. Some of these kids have hung out in the park and became unruly. Suggestion to send a letter to that neighborhood.

A concern was raised about the Alta Drive cul-de-sac being destroyed by snow plowing, and large trucks. Questions about whether to place larger boulders along the curb and whether we should replace shrubs?

Question about how much it would cost in the future to resurface our roads, and whether we are saving enough in the road reserve fund for this occurrence?

Meeting adjourned at 7:52 pm

Respectfully submitted, Ed Hawkinson

Solitude Pointe Homeowners Association

Treasurer's Report

January 28, 2009

	2009 Year to Date	2008 Actual	2007 Actual	2007 Budget
INCOME				
Association Dues	\$5,760.00	\$19,200.00	\$19,600.00	\$19,600.00
2008 Dues Paid in 2009	\$251.30	x	x	x
Late Fee		\$50.00	\$0.00	\$0.00
Fundraiser		\$145.00	\$0.00	\$0.00
Electricity Use		\$2.00	\$0.00	\$0.00
TOTAL INCOME	\$6,011.30	\$19,397.00	\$19,600.00	\$19,600.00
EXPENSES				
Donations		\$145.00	\$0.00	\$0.00
Grass Mowing		\$1,280.00	\$1,455.00	\$1,500.00
Insurance	\$335.00	\$428.00	\$393.00	\$500.00
Landscaping		\$595.60	\$106.00	\$1,000.00
Office Supplies		\$16.40	\$25.29	\$50.00
Park		\$0.00	\$0.00	\$1,500.00
Picnic		\$0.00	\$0.00	\$100.00
Road Fund		\$6,125.00	\$6,125.00	\$6,125.00
Road Maintenance		\$0.00	\$2,907.00	\$8,000.00
Road Signs		\$1,080.22	\$0.00	\$0.00
Snow Removal - 2008/09	\$1,625.00	\$1,625.00	x	x
Snow Removal - 2007/08		\$1,400.00	\$2,400.00	\$3,200.00
State of Michigan		\$20.00	\$20.00	\$0.00
Taxes		\$269.84	\$379.39	\$250.00
Trail Maintenance		\$2,071.61	\$0.00	\$0.00
Tree Removal from Commons Area		\$300.00	\$0.00	\$0.00
Utilities		\$275.00	\$330.00	\$250.00
Misc. (Liens)		\$30.00	\$148.00	\$100.00
TOTAL EXPENSES	\$1,960.00	\$15,661.67	\$14,288.68	\$22,575.00
CHECKING BALANCE	\$19,637.82	\$15,586.52		
ROAD FUND:				
CD	\$5,315.00			
Business Money Market	\$50,978.43			
TOTAL ROAD FUND	\$56,293.43			
UNPAID 2008 DUES	\$148.70	\$400.00	x	x

Trail Presentation Outline

A. Purpose of presentation

1. Open Space Community
 - a. Develop a wetland area without disturbing the natural benefits it provides
 - i. Beauty
 - ii. Natural water purification
 - iii. Refuge for plants, birds, animal and reptiles
2. Intent of the Design
 - a. Open land free from pesticides, fertilizers and development
3. Obligation to the trails with Hamburg Township
4. Additional concerns of today's housing market
 - a. Tidy appearance
 - b. Presentation of a subdivision with an active membership
 - c. Eye to the cost of dues, budget allowances and road needs

B. Original Design and Site plan (see site plan)

1. Trail from cul-de-sac to cul-de-sac
2. Enjoying the Open Space on foot
3. Extra benefit
 - a. Keeping the children off the road as they travel the subdivision

C. Progress on the Trail restoration and maintenance schedule (see trail cost chart)

1. Completion of ½ the trail route
 - a. Professional Survey to properly place the trail
 - b. Brush removal
 - c. Tree trimming/removal
 - d. Grass mowing
2. Phase 2 to complete Trail system (see 2009 Proposal)
 - a. Trail completion through the park
 - i. Surveying the area
 - ii. Marking the trail with additional post and rails
 - iii. Placing mulch in designated areas
 - iv. Restoration of lawn behind Unit #22 where weed barrier was placed incorrectly
 - b. Annual Maintenance for Trails

D. Vote

Solitude Pointe Trail Committee

2009 Proposal

(Based on quotes in 2008)

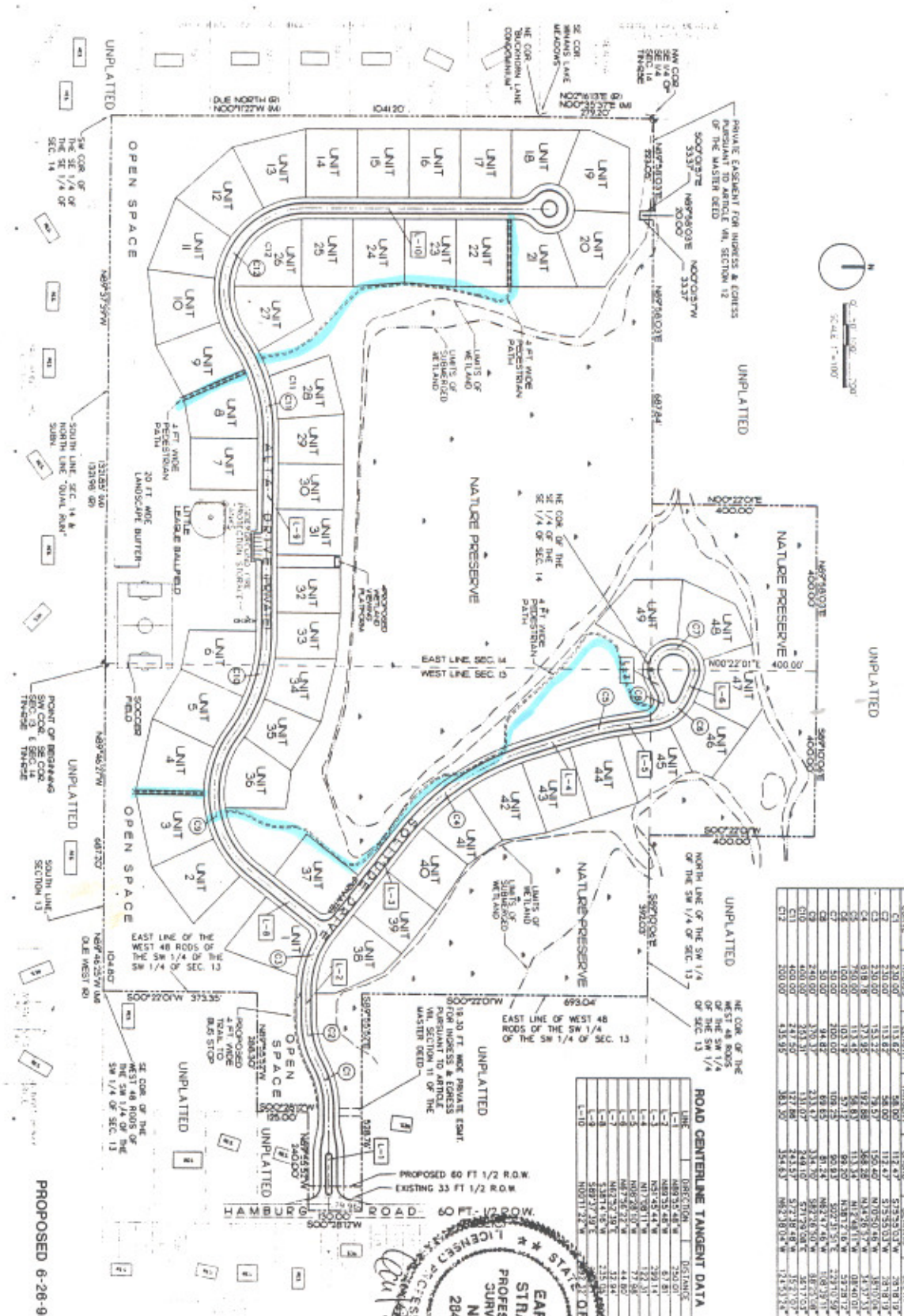
WOODCHIPS	GRASS ¹ WITH WOODCHIPS AT 3 OF THE TRAIL ENTRANCES: BETWEEN LOTS 27 & 28, NEXT TO LOT 36 AND THE SOLITUDE CULDESAC
Extend path behind lots 4, 5 & 6 to the park and then behind lots 7 & 8 = \$60	Extend path behind lots 4, 5 & 6 to the park and then behind lots 7 & 8 = \$60
Woodchips & labor = \$3,200	Woodchips = \$350.00
10 grass cuttings @ \$75 each = \$750	10 grass cuttings @ \$75 each = \$750
Replace 1 post, move 2 posts and add six posts and 8 rails = \$265	Replace 1 post, move 2 posts and add 11 posts and 18 rails = \$525
Repair side yard of lot 22 = \$750	Repair side yard of lot 22 = \$750
Round-up = \$150.00	Round-up = \$150.00
Total Cost for 2009 = \$5,175	Total Cost for 2009 = \$3,335
Annual Maintenance: \$1,500 for labor & woodchips, \$150 Round-Up and \$750 mowing = \$2,400 (\$4.08/month per household)	Annual Maintenance: \$350 for labor & woodchips, \$150 Round-Up and \$750 mowing = \$1,250 (\$2.13/month per household)

The trail committee's **first choice** is to hire a company to spread **woodchips** on all current and proposed trails. This choice would be the most aesthetically pleasing to both the people looking at the houses for sale and to the current homeowners. Also, it is line with the original concept of the subdivision. The committee's **second choice** is grass/weed paths with woodchips at the trail entrances that lead into woods and the addition of split rail fences to guide trail users.

Recommendations:

- Mow/clean-up directly in front of the split rail fence between lots 27 & 28 to the road. (Volunteer labor) Leave the areas bound by the fence, road and adjacent lots natural. After initial clean-up have the sub's lawn service mow it.
- Allow nature vegetation to grow behind lots 22 – 25.
- Use Round Up on the woodchip areas as needed.
- Budget annually for trail maintenance as stated in the bylaws.
- In 2010: Trim trees as needed. Landscape trail entrances with low maintenance native plants. Investigate ways to make the trails more interesting to encourage more trail use and appreciation of them. Suggestions previously received by the committee include holding neighborhood events, labeling native plants and creating visual interests along the trail.

¹ Trail would consist of current grass/weed combination. Price does not include preparing ground and planting grass.



CENTERLINE ROAD CURVE DATA

CURVE	NAME	LENGTH	TANGENT	CHORD	BEARING	SEC. 14
1	1	11.47	11.47	11.47	N 11.47° E	11.47
2	2	11.47	11.47	11.47	N 11.47° E	11.47
3	3	11.47	11.47	11.47	N 11.47° E	11.47
4	4	11.47	11.47	11.47	N 11.47° E	11.47
5	5	11.47	11.47	11.47	N 11.47° E	11.47
6	6	11.47	11.47	11.47	N 11.47° E	11.47
7	7	11.47	11.47	11.47	N 11.47° E	11.47
8	8	11.47	11.47	11.47	N 11.47° E	11.47
9	9	11.47	11.47	11.47	N 11.47° E	11.47
10	10	11.47	11.47	11.47	N 11.47° E	11.47
11	11	11.47	11.47	11.47	N 11.47° E	11.47
12	12	11.47	11.47	11.47	N 11.47° E	11.47
13	13	11.47	11.47	11.47	N 11.47° E	11.47
14	14	11.47	11.47	11.47	N 11.47° E	11.47
15	15	11.47	11.47	11.47	N 11.47° E	11.47
16	16	11.47	11.47	11.47	N 11.47° E	11.47
17	17	11.47	11.47	11.47	N 11.47° E	11.47
18	18	11.47	11.47	11.47	N 11.47° E	11.47
19	19	11.47	11.47	11.47	N 11.47° E	11.47
20	20	11.47	11.47	11.47	N 11.47° E	11.47
21	21	11.47	11.47	11.47	N 11.47° E	11.47
22	22	11.47	11.47	11.47	N 11.47° E	11.47
23	23	11.47	11.47	11.47	N 11.47° E	11.47
24	24	11.47	11.47	11.47	N 11.47° E	11.47
25	25	11.47	11.47	11.47	N 11.47° E	11.47
26	26	11.47	11.47	11.47	N 11.47° E	11.47
27	27	11.47	11.47	11.47	N 11.47° E	11.47
28	28	11.47	11.47	11.47	N 11.47° E	11.47
29	29	11.47	11.47	11.47	N 11.47° E	11.47
30	30	11.47	11.47	11.47	N 11.47° E	11.47
31	31	11.47	11.47	11.47	N 11.47° E	11.47
32	32	11.47	11.47	11.47	N 11.47° E	11.47
33	33	11.47	11.47	11.47	N 11.47° E	11.47
34	34	11.47	11.47	11.47	N 11.47° E	11.47
35	35	11.47	11.47	11.47	N 11.47° E	11.47
36	36	11.47	11.47	11.47	N 11.47° E	11.47
37	37	11.47	11.47	11.47	N 11.47° E	11.47
38	38	11.47	11.47	11.47	N 11.47° E	11.47
39	39	11.47	11.47	11.47	N 11.47° E	11.47
40	40	11.47	11.47	11.47	N 11.47° E	11.47
41	41	11.47	11.47	11.47	N 11.47° E	11.47
42	42	11.47	11.47	11.47	N 11.47° E	11.47
43	43	11.47	11.47	11.47	N 11.47° E	11.47
44	44	11.47	11.47	11.47	N 11.47° E	11.47
45	45	11.47	11.47	11.47	N 11.47° E	11.47
46	46	11.47	11.47	11.47	N 11.47° E	11.47
47	47	11.47	11.47	11.47	N 11.47° E	11.47
48	48	11.47	11.47	11.47	N 11.47° E	11.47

ROAD CENTERLINE TANGENT DATA

LINE	DIRECTION	DISTANCE
1-2	N 89° 35' 48" E	754.01
2-3	N 89° 35' 48" E	754.01
3-4	N 89° 35' 48" E	754.01
4-5	N 89° 35' 48" E	754.01
5-6	N 89° 35' 48" E	754.01
6-7	N 89° 35' 48" E	754.01
7-8	N 89° 35' 48" E	754.01
8-9	N 89° 35' 48" E	754.01
9-10	N 89° 35' 48" E	754.01
10-11	N 89° 35' 48" E	754.01
11-12	N 89° 35' 48" E	754.01
12-13	N 89° 35' 48" E	754.01
13-14	N 89° 35' 48" E	754.01
14-15	N 89° 35' 48" E	754.01
15-16	N 89° 35' 48" E	754.01
16-17	N 89° 35' 48" E	754.01
17-18	N 89° 35' 48" E	754.01
18-19	N 89° 35' 48" E	754.01
19-20	N 89° 35' 48" E	754.01
20-21	N 89° 35' 48" E	754.01
21-22	N 89° 35' 48" E	754.01
22-23	N 89° 35' 48" E	754.01
23-24	N 89° 35' 48" E	754.01
24-25	N 89° 35' 48" E	754.01
25-26	N 89° 35' 48" E	754.01
26-27	N 89° 35' 48" E	754.01
27-28	N 89° 35' 48" E	754.01
28-29	N 89° 35' 48" E	754.01
29-30	N 89° 35' 48" E	754.01
30-31	N 89° 35' 48" E	754.01
31-32	N 89° 35' 48" E	754.01
32-33	N 89° 35' 48" E	754.01
33-34	N 89° 35' 48" E	754.01
34-35	N 89° 35' 48" E	754.01
35-36	N 89° 35' 48" E	754.01
36-37	N 89° 35' 48" E	754.01
37-38	N 89° 35' 48" E	754.01
38-39	N 89° 35' 48" E	754.01
39-40	N 89° 35' 48" E	754.01
40-41	N 89° 35' 48" E	754.01
41-42	N 89° 35' 48" E	754.01
42-43	N 89° 35' 48" E	754.01
43-44	N 89° 35' 48" E	754.01
44-45	N 89° 35' 48" E	754.01
45-46	N 89° 35' 48" E	754.01
46-47	N 89° 35' 48" E	754.01
47-48	N 89° 35' 48" E	754.01
48-49	N 89° 35' 48" E	754.01
49-50	N 89° 35' 48" E	754.01
50-51	N 89° 35' 48" E	754.01
51-52	N 89° 35' 48" E	754.01
52-53	N 89° 35' 48" E	754.01
53-54	N 89° 35' 48" E	754.01
54-55	N 89° 35' 48" E	754.01
55-56	N 89° 35' 48" E	754.01
56-57	N 89° 35' 48" E	754.01
57-58	N 89° 35' 48" E	754.01
58-59	N 89° 35' 48" E	754.01
59-60	N 89° 35' 48" E	754.01
60-61	N 89° 35' 48" E	754.01
61-62	N 89° 35' 48" E	754.01
62-63	N 89° 35' 48" E	754.01
63-64	N 89° 35' 48" E	754.01
64-65	N 89° 35' 48" E	754.01
65-66	N 89° 35' 48" E	754.01
66-67	N 89° 35' 48" E	754.01
67-68	N 89° 35' 48" E	754.01
68-69	N 89° 35' 48" E	754.01
69-70	N 89° 35' 48" E	754.01
70-71	N 89° 35' 48" E	754.01
71-72	N 89° 35' 48" E	754.01
72-73	N 89° 35' 48" E	754.01
73-74	N 89° 35' 48" E	754.01
74-75	N 89° 35' 48" E	754.01
75-76	N 89° 35' 48" E	754.01
76-77	N 89° 35' 48" E	754.01
77-78	N 89° 35' 48" E	754.01
78-79	N 89° 35' 48" E	754.01
79-80	N 89° 35' 48" E	754.01
80-81	N 89° 35' 48" E	754.01
81-82	N 89° 35' 48" E	754.01
82-83	N 89° 35' 48" E	754.01
83-84	N 89° 35' 48" E	754.01
84-85	N 89° 35' 48" E	754.01
85-86	N 89° 35' 48" E	754.01
86-87	N 89° 35' 48" E	754.01
87-88	N 89° 35' 48" E	754.01
88-89	N 89° 35' 48" E	754.01
89-90	N 89° 35' 48" E	754.01
90-91	N 89° 35' 48" E	754.01
91-92	N 89° 35' 48" E	754.01
92-93	N 89° 35' 48" E	754.01
93-94	N 89° 35' 48" E	754.01
94-95	N 89° 35' 48" E	754.01
95-96	N 89° 35' 48" E	754.01
96-97	N 89° 35' 48" E	754.01
97-98	N 89° 35' 48" E	754.01
98-99	N 89° 35' 48" E	754.01
99-100	N 89° 35' 48" E	754.01

