

Solitude Pointe Subdivision HOA Board Minutes for the May 14, 2009 meeting

The meeting began at 6:30 p.m. at Lynn Krasiewicz's residence

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

The meeting opened with discussion regarding whether the new resident who lives at the Southwest corner house at Solitude Drive and Hamburg road was responsible for mowing the hill and cutting down the Daylillies that were planted along the Southern entrance side of Solitude Drive. The board may have to order a survey to determine the property lines and approach the homeowner with the findings. Jan Thomas passed out the attached Treasurers report dated May 14, 2009 to show the current budget and actual expenses.

Lynn Krasiewicz submitted a quote from Shady Stop to improve the landscaping at the entrance to the subdivision, to include trees, shrubs and mulch, primarily for the South side of the entrance road. The quote was in the amount of \$1890 and the budget was for the amount of \$1075. Again, the Board may need to request a survey to determine the property lines and also to have Miss Dig put utility flags in the proposed area. The quote was approved by the board members and Lynn Krasiewicz will contract Shady Stop to do the work, once property lines are determined.

The board started to discuss initiating some of the projects for 2009 include curb repair, the recent road crack sealing, continued sign replacement, continued walking trail improvement, entrance landscaping and playground equipment review. The fitting on the water suppression tanks needs to be updated as well. (Ed Hawkinson to get quote for fitting, as well as quote for sand for sandbox)

There was some question and discussion of who mows the park, versus the trails? Lazy Days mows the park, and Shady stop mows the trails. Discussion of possibly talking to Shady Stop to combine the contracts for the entrance landscaping and the trail maintenance to get a better rate.

Discussion about loose dogs on Alta Drive. One dog was digging in a neighbors lawn and tearing up the landscape fabric. One resident has seen loose cats killing birds on their property. Notice to all resident's seems to be "too general." May have to specifically target the owners of nuisance pets. Review of Bylaws (Article VI, section 6) suggests the Board may order the removal, or registration of any animals in violation of this section and may impose fines for such.

The board will do a "walkaround" review to look at stormwater retention areas and non compliance of common area rules.

Discussion about residents attending HOA meetings to have their voices heard, and be part of the discussions and debate over subdivision improvements and issues. The board makes effort to communicate, distribute minutes and notices, and updating information on neighborhood website.

Suggestion to have the sub committee sign up lists available at the Association meeting for new members to sign up or dis-interested members to bow out.

Meeting adjourned at 7:45 pm

Respectfully submitted, Ed Hawkinson

Solitude Pointe website: <http://www.neighborhoodlink.com/brighton/sp/>

**Solitude Pointe H.A.
Treasurer's Report**

May 14, 2009

	2009 Year to Date	2009 Proposed Budget	2008 Actual
INCOME			
Association Dues	\$17,280.00	\$17,640.00	\$19,200.00
Overpayment of Dues	\$15.00		
2008 Dues Paid in 2009	\$251.30	\$0.00	x
Late Fee	\$0.00	\$0.00	\$50.00
Fundraiser	\$0.00	\$0.00	\$145.00
Electricity Use	\$0.00	\$0.00	\$2.00
TOTAL INCOME	\$17,546.30	\$17,640.00	\$19,397.00
EXPENSES			
Donations	\$0.00	\$0.00	\$145.00
Grass Mowing	\$0.00	\$1,520.00	\$1,280.00
Insurance - Crime Bond paid to 12/1/2011	\$335.00	\$0.00	\$0.00
Insurance - General Liability paid to 1/28/2010	\$582.00	\$450.00	\$428.00
Landscaping	\$0.00	\$1,075.00	\$595.60
Office Supplies	\$0.00	\$0.00	\$16.40
Park	\$0.00	\$500.00	\$0.00
Picnic	\$0.00	\$100.00	\$0.00
Road Fund	\$6,125.00	\$6,125.00	\$6,125.00
Road Maintenance	\$0.00	\$2,500.00	\$0.00
Road Signs	\$0.00	\$1,500.00	\$1,080.22
Snow Removal - 2008/09	\$1,625.00	\$3,000.00	\$1,625.00
Snow Removal - 2007/08	\$0.00	\$0.00	\$1,400.00
State of Michigan	\$0.00	\$20.00	\$20.00
Taxes	\$229.00	\$270.00	\$269.84
Trail Maintenance	\$0.00	\$5,775.00	\$2,071.61
Tree Removal from Commons Area	\$0.00	\$0.00	\$300.00
Utilities	\$250.00	\$300.00	\$275.00
Curb Repair	\$0.00	\$2,500.00	
Misc. (Liens)	\$0.00	\$0.00	\$30.00
Miscellaneous	\$0.00	\$350.00	\$0.00
Reimbursement for dues overpayment	\$15.00	\$0.00	\$0.00
Bank Error - Transferred to CD	\$2.79	\$0.00	\$0.00
TOTAL EXPENSES	\$9,163.79	\$25,985.00	\$15,661.67
CHECKING BALANCE	\$23,969.03	\$7,241.52	\$15,586.52
ROAD FUND:			
CD	\$5,341.58		
CD	\$57,131.34		
TOTAL ROAD FUND	\$62,472.92		
UNPAID 2008 DUES			\$148.70
UNPAID 2009 DUES	\$360.00		