

Solitude Pointe Subdivision Minutes for the June 11, 2009 meeting

Ian Shearing called the meeting to order at 6:34p.m. at the Hamburg Library conference room

Attended by: **Board Members:**

Lynn Krasiewicz 7101 Alta Dr., 231-1340 (not present)

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 Lane, Dennis Thomas, Monica Waldie, Walt Blacha, Larry Paga, Molly McPhall, Andrew Fribley, Rob O'Donnell, Eric Morfe, Eric Ognian, K.E. McMillion, Steve Deeg, Mark Velarde, Lin Shearing, Nick Lukacs, Katy Kerch, Randy Conley and Toni Finetti.

The meeting opened with Ian Shearing discussing the agenda, and asking for approval of the minutes from the January 29, 2009 meeting.

A few residents questioned the wording of the minutes and challenged the vote that was taken at that meeting to extend and connect the trail through the park, as well as the type of maintenance program that should be contracted. It was communicated to all residents that the trail extension required a majority vote and not enough homeowners were present to do this. The vote for the trail maintenance program was inadvertently offered, where the board later decided to make the choice of contract based on trail committee recommendation.

Many attending residents felt betrayed by the offer of a vote (for trail maintenance,) and subsequent decision by the board. The results of the January 29 vote by 14 residents have never been made public due to necessity to have a majority vote and the results could have biased a subsequent vote.

Further debate over whether the budget and appropriation of budget money is allowed to be voted on solely by the board, or must it be voted on by quorum of residents. The budget was presented at the January 29th meeting, then distributed to all homeowners as a paper copy in their mailbox, and finally posted to the website. Once the budget has been presented and if there are no objections to the budget, the board members are chartered to appropriate the budget as stated in the bylaws (Article XI, sections 3 and 4) without requiring a vote for any expenditures. (The only time a vote is required is if the board has to borrow money to finance a project)

Ian then took responsibility, and apologized for, the sudden appearance of contractors in the neighborhood to conduct the trail maintenance. Some residents were startled to see workers and a mechanized piece of equipment in the common areas beyond their yards.

Bill Lane then suddenly submitted a proposal to construct a "potting shed" on his property. The board will review the request and report the findings. This opened discussion on whether the project on the Krasiewicz lot is considered an outbuilding or play structure. The board announced the difficulty of interpreting the bylaws as they are written, and many people interpret them to suit their agenda. There is a reference in the bylaws that prohibits sheds and outbuildings (Article VI section 4) but allows play structures. Is a child's playhouse considered an outbuilding or a play structure? In this instance the Board decided that under the description and use given, that it qualified as a play structure. In any event, the board **MUST** be consulted and any resident must get approval before altering the exterior of any unit, or constructing or installing anything on their property. This applies even if a township building permit is not required.

The board's meeting minutes of 5/14/09 were approved.

One resident expressed concern about the new landscaping at the entrance to the subdivision, and reminded the board that it must be watered for a period of time after planting. The amount of money spent, even though it was over budget, was approved because of the under budget expenses of the recent road maintenance.

The sign committee was asked to get quotes to replace the remaining signs that weren't replaced last year. One resident asked if it is necessary to install signs to address motorized vehicles on the walking trail when it was a limited occurrence, and the resident was already told it is prohibited? This comment was made after Ian suggested posting signs forbidding vehicles on the trails. For the time being the "no motorized vehicle" sign will not be pursued.

The playground equipment in the park was inspected on 5/29/09 by a certified playground equipment inspector. He submitted a 29 page document of his findings. A few minor things must be addressed, but overall, the equipment is in good shape. He estimated it would cost approximately \$1074 to bring all the playground equipment into compliance with National standards (not including the cost of additional pea gravel.) One resident noted "the park is a focal point for the neighborhood and we should take steps to keep it looking good." The Board will review the report recommendations at a future Board meeting.

Cheryl Hassell has been asked to create a design for an official letterhead for the HOA. Bill Lane asked if everyone wants Barb Lane to continue maintaining and distributing the neighborhood directory. Many residents in attendance proclaimed "YES."

Jan Thomas then reviewed the current subdivision finances. We have a current balance of \$15,935.61 not including the road reserve fund. Many big ticket items and contracts have been paid for already, so we appear to be in good financial shape. One resident asked if we could get a quote/opinion on the road longevity and future road expenses. Debate on whether to spray Round Up at the junction of the curb and road surface.

** D & H asphalt came out 6/17/2009 to report the road appears to be in very good condition due to the crack sealing and good condition of the curbing. He estimated we will have at least "ten plus years" of life to the road before a "mill and fill" (where they mill the top 2" of asphalt and replace with new asphalt) is required. He does NOT recommend any seal coating to the roadway as some sealer companies will suggest. It is primarily cosmetic and gets worn off within a short period of time. He said to get our curbs fixed, where they are failing and anything we can do to prevent water intrusion to the sub surface of the road will be to our benefit. His estimate of road surface replacement at today's prices to be \$85,000 - \$90,000, so our current road reserve fund of \$62,472.92 puts us in very good shape. More detail and another estimate coming soon.

Ian then reviewed the projects that have been completed so far, including roadway crack sealing and maintenance, walking path maintenance, road sign updates, landscaping at entrance, etc.

One resident wanted to ask whomever it is that is throwing banana peels out their car window at the entrance, to please stop. Even though it may be bio-degradable, it looks unsightly and could cause maintenance issues for those residents who are kind enough to mow along the entrance.

Dennis Thomas, a licensed surveyor, is willing to help any resident understand where their lot boundary may be. One resident thinks the split rail fences that delineate the walking trail are unsightly, and asks if they really need to be there to define the trail?

The board members will be conducting a walkthrough to address compliance issues in the common areas. This will not be a lot by lot inspection, but only to those areas where concerns have been raised, most notably along the walking path. One resident asked if the walking path maintenance is completed and if anything will be done at the trailheads that are not wood chipped? All maintenance is completed at this time and nothing further will be done at the trailheads. It is okay for homeowners who abut these un-wood chipped trailheads to mow them.

During the last Saturday in June (6/27) the garden show and tour will be taking place in the county and K.E McMillion's garden will be showcased. There is also a plan for one or more neighbors to hold a garage sale, so there may be additional traffic to be aware of.

Ian Shearing expressed gratitude for the recent 5k walk/run in the neighborhood that raised \$225 for Cerebral Palsy research.

Finally, a reminder that Hamburg road will be closed at the Huron river for 90 days, and for the Winans Lake Roundabout project for 60 days beginning June 15. Detour info posted on our website and Hamburg Twp website. ** Late news as of June 18, 2009. Mike Craine from Livingston Co. Road commission states the Hamburg Road bridge over the Huron River will be closed on Monday, June 22, 2009 to begin construction.

Meeting adjourned at 7:52 pm

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

Respectfully submitted, Ed Hawkinson

** Special HOA board meeting (6/16/2009) minutes coming soon**