



Thursday, April 26th 2023, Mt. Royal Subdivision Annual General Board Meeting at Richardson Center

Board Members in attendance –All (9 of 9)

Dana Swan– President

Don Moroney – Vice President

Marshall Maybrier – Beach

Jamie Leggat – Communications

Cyndi King - Treasurer

Sue Hargrave – Membership

Dan Thompson - Beach

Brian Moore – Roads

Joel Manosky – Secretary

President - Dana called the meeting to order at 7:05PM

Request for Volunteers in the neighborhood. Working together helps everyone and that will make us a better neighborhood.

Vice President – Don

Welcomed all new residents. You will find this is a great place to live, with a good sense of community.

Volunteering for the Board and for the events we hold throughout the year is always encouraged.

Regarding the Beach, if you notice suspicious activity after our Beach is closed – Feel free to call a Board member and it will get checked out.

Membership - Sue

1. Last year 2022: 81% of our Membership is paid in full - highest we have ever achieved.
2. In July 2022, we mailed out 2nd invoices to those who hadn't paid yet.
As suggested by membership, for those that were more than 2 years past due, we included a letter saying: If you are having financial hardships, the Board is willing to work with you. Residents did respond. We worked out payment plans or have lessened the Dues owed – only if they agreed to pay a certain amount, by a certain time, they got a certain discount, and they paid it all off in full.
Thank you for the suggestion as it has worked for a couple people.
3. Of the 19% unpaid, that Outstanding balance is still \$103,000
4. The Board is still deliberating over placing Leins on properties. It is a cost every year and we will not collect the outstanding dues until they sell the property.
5. As of January 1st, 2023 anyone that was more than 2 years past due: They got charged the \$100 re-initiation fee. It is known, we all are to pay the \$100 initiation fee when we move into our subdivision. Now, if you are 2 years late you will have to pay the \$100 re-initiation fee to become an active, voting member of the subdivision.
6. Invoices were mailed in March 2023 - If you didn't receive it, please contact Membership Chairperson -- Sue Hargrave.
7. Due to some properties being merged into one we now have 490 properties in Mt. Royal. In 2022 there was 491.

8. Excluding tonight's payments, we have year to date 190 households paid in full = 39% Very positive start to the 2023 year. Thank you all so much. Makes this volunteer job much better.
9. We now have a Welcome Packet for new residents that are mailed out. Includes a Welcome letter, fact sheet, a copy of the By-Laws and our Beach Rules.
10. Due to confusion over wording on last year's invoices, we will be clarifying from Beach Keys to Beach Dues. When you pay your Beach Dues you will get your Beach Key.
11. Please read both sides of your Invoice – we pack it with important information on both sides of the page.

No questions.

Treasurer – Cyndi

1. Cyndi missed last year's budget so she is presenting a 2 year Budget/ Treasury Report. (Hand outs)
2. Key figures presented:
 - a. 2022 Total Expenses were \$30,923
 - b. Bank Balance as of December 31, 2022: \$120,440.52
3. 2023 Projected Budgets for each category: (*based on 100% paid in full membership dues)

a. Beach Revenue: \$26,950	Beach Expenses: zero YTD	Potential Balance of: \$33,296.88*
b. Roads Revenue: \$18,200	Roads Expenses: zero YTD	Potential Balance of: \$72,851.84*
c. Gen. Fund Revenue: \$21,600	Gen Fund Expenses: zero YTD	Potential Balance of: \$31,763.68*
d. S.A.D. Revenue: \$39,550	S.A.D. Expenses: zero YTD	Potential Balance of: \$86,963.11*

Member: Dean Gidlof, 4385 Achilla: Is expected Revenue based upon 100% paid or on the 81% that membership got from last year? Cyndi answered yes they are. Dean suggested: For 2024 maybe we use previous year's actual % paid to give us a more accurate projected budget. We have never had 100% paid in full. Cyndi said she could do that.

Member: Travis Pennington, 215 Polvadera: Comparing the balance sheet 2022 at 81% Paid and 2023 expected revenue based upon 100% paid, shouldn't it be 19% higher on all expected revenue for 2023? Cyndi answered: It is based on what we are billing out.

Member: Tony Hall, 1015 Sherbrooke: Might be relevant to split the Income Report into Collected Funds and Anticipated (or Delinquent) Funds.

Member: Jim Coolican, 2000 Ridgemont: Wants to see line items - where our money is going. Cyndi answered: we have that on the Profit & Loss Statement (in handout)

Cyndi talked through Profit and Loss Report for 2022

Member: Jim Collican, 2000 Ridgemont: Would like it broken down to see exactly where the money is going, wants more details, specifically on the Roads. Cyndi mentioned the Board is now using Quick Books (since 2019)

Member: Debbie Moore, 4659 Camelina: Jim is looking for a detailed ledger showing where the money was spent, mainly on roads. Cyndi answered: she can do that going forward for all categories, which is a detailed Profit and Loss Report. She said she will post it on the website.

Member: Rusty Rosman, 1081 Island Dr: Made a MOTION to accept Treasury Report as given orally.

Member: Tony Hall, 1015 Sherbrooke: 2nd the MOTION

Dana, Board President Approved the MOTION.

Discussion: None

All in favor **MOTION Passed.**

Member: Bob Husack, 4690 Camelina: There really wasn't a 2023 Budget given. What is expected to be spent for Beach, Roads, General, S.A.D.? Nothing is in writing. 2022 wasn't complete either. We cannot approve anything without a written Budget. Budget items cannot be verbal. Last year, 2022, we didn't have a Budget and we decided to carry over from 2021. 2022 we have great expenditure information but there isn't a detailed Budget for what is planned to spend by each department for 2023. Technically, we cannot go further in the meeting without a Budget. Bob, was on the Board for 25 years, clarifies that you have to have a Budget.

Member: Frank Grocki, 4517 Oakestia: We have a Treasury Report. We do not have a Budget for 2023 to approve. We don't have a report showing what we are spending money on for this coming year.

No additional questions / comments

Roads- Brian

1. Getting quotes on Patching the Roads– 3 bids in total – (1) is in from R & R Asphalt.
2. Roads Budget is what is in the bank designated for the Roads. We are only allowed to spend so much at a time for fixes every year.
3. Process for Roads is to obtain the quotes, get it approved to do the work.
4. Purchasing more street signs & street posts. Fixing speed bumps.

Member: Rusty Rosman, 1081 Island Dr.: Where Sleeth Rd/ Oakestia / Vandalia meet there are 3 big holes, does that belong to the subdivision or Oakland County? Brian answered: Technically Oakland County, but we are going to patch it.

Brian provided his report of all the details throughout the neighborhood that is planned to be fixed. The Board members have to approve any big expenditures for Roads. We have (1) of (3) bids in, awaiting the other (2). No decisions will be made until we get all (3) bids in.

No contracts signed yet, and work won't start until May. The reason we spent under \$5,000 in 2022 on Roads was to get us through to 2023. Brian, Todd Martin and other neighbors patched the holes themselves.

Member: unknown (man): Water is deteriorating our roads badly. Who is responsible for this? To clean up the ditches? Brian answered: It's a private subdivision. Keep your ditches clean. We are all responsible to clean ditches, etc. so standing water is minimized.

Member: Damon Jaroslowski, 816 Ridgemont: Does this budget include speed bumps, new street signs? Can we go with consistent street signs and stop signs? Brian said yes.

Beach – Marshall and Danny

1. Marshall: Beach Opening is Saturday April 29th at 9AM. Didn't hire a clean -up company like we did in 2022, because there wasn't enough work.
2. New porta johns are coming: little bigger, little nicer and a handicapped accessible one.
3. Ordering Sand & Mulch. The mulch is to landscape around the fences / rougher areas.
4. Buying new buoys for all swim areas, and a new flag.
5. We have Internet all the way to end of the dock. There is an issue with the wire coming into the service. Working with AT&T to resolve.
6. Didn't get firewood for this coming year, so Fire splitting time will be less than a normal year. We will need to get firewood for 2024.
7. September 30th is Beach Closing date.

Member: Damon Jaroslowski, 816 Ridgemont: Any answers to what the Beach is spending this year.

Marshall answered: A Concrete walk from the fire pit area out to the seawall. To allow for a walkway from the parking lot to the dock. The concrete project will be discounted because a neighbor is donating some labor.

Member: unknown (man): The Boat Launch has a big hole in it.

Marshall answered: The hole was filled with the gravel that was pushed into a pile. The past 3 years, we have cleaned the launch every year. Motor boats are creating the huge hole in the launch.

Member: unknown (man): Do you have an estimated budget of what you are going to spend? Marshall answered: The known Beach budget is \$14,000. Planned to spend all of it on improvements.

No additional questions.

Communication – Jamie

1. Jamie posts updates on our Facebook Page: MTROYALsubdivison
2. Jamie announced the 2023 Events dates and noted they are on our website and FB page. The FB page is open, so please feel free to post.

Marshall: Fall 2022 we held a fishing tournament, hosted by a local bait shop. We did raise \$500 to put towards Fish Stocking. We have not made firm plans - thinking to stock one time instead of multiple times.

No questions.

Unfinished / Old Business Discussion

1. Marshall: Food truck starts Tuesday, May 2nd. Location: Polvadera & Ridgemont at the Library. Hrs: 4:30PM to 7:00PM. Plan is every Tuesday throughout the Summer coinciding with Beach Open / Close schedule. One Food Truck, with rotation of type of food offered. Cheryl Chuby, 852 Polvadera did majority of the work on this.

Member: unknown (man): Will we make any revenue from this? Marshall answered: Zero revenue to Mt. Royal subdivision. It is a community service.

Member: unknown (man): Concern about getting neighborhood information. He follows the MTRoyal FB, but is there somewhere else he can get information? He had to text Mashall on Beach Key availability.

Board members answered: Beach Key Availability is posted on FaceBook page, written in the Mt. Royler and written on the back page of your mailed invoice.

No additional Old Business.

New Business Discussion

Member: Bob Husak, 4690 Camelina: Suggests a budget based on expenditures you did in 2022.

Member: Rusty Rosman, 1081 Island Dr.: Suggests the Board needs time to put it to paper, so maybe a second meeting for the 2023 Budget, like June.

Member: unknown (man) You can't buy sand for Saturday.

Member: Bob Husak, 4690 Camelina: Agrees that \$6,000 on office supplies is excessive. Without a Budget, you can't spend a dime. If we don't see it – you can't spend it.

Member: Frank Grocki, 4517 Oakestia: He's been resident for 4 years, has heard nothing but praise for the volunteers on the Board. Have a Budget based upon revenues, and put your trust in the elected Board members to spend on improvements to our neighborhood. The roads are so bad in areas that my wife tripped and fell, he can't ride his bike due to the road conditions, he can't launch his boat because of the people who are power loading their boats & creating a huge hole in the launch. I'm glad Mashall fixes that for us all.

Frank Grocki: Made a MOTION: Budget expenses not to exceed the revenues for all subdivision categories for 2023

Member: Jennifer Kreutzer, 4315 Creedmore: 2nd the MOTION

Discission:

Member: Rusty Rosman: For the budget numbers to be X% of revenue.

Clarification made by Board: Board has never overextended Revenues, Board has no authority to take out loans.

Member: Frank Grocki: Amended the MOTION: To 75% of current balance plus Revenues.

Member: Jennifer Kreutzer: does not 2nd the MOTION

Amendment Scratched

Member: Frank Grocki: Rescinds Original MOTION

Member: Frank Grocki: Made a MOTION – Allow the Board to spend funds for subdivision improvements, not to exceed 75% of existing balances and collected revenue for 2023 (current year)

Member: Jennifer Kreutzer: 2nd the MOTION

Discussion:

Member: Unknown (man): Does that leave enough to do the Roads. The Board said yes.

Membership Voted: **MOTION Passed.**

Member: Fred Weber, 4955 Whitlow Ct.: Made a MOTION that Whitlow Ct. be removed from S.A.D. as we are spending \$13,000 to \$14,000 per household to repave our road this year. It has been approved by the Township. Work is scheduled for 2023. We already paid for 2023 invoice but going forward seems like a double dip.

Member: Jerry Fowler, 4962 Whitlow Ct. 2nd the MOTION

Discussion:

Member: Rusty Rosman: doesn't agree because when we paved the roads in 1990 we continued to pay into the Roads fund for future repairs. It was to build up the Roads fund.

Member: Chuck Sansom, 265 Polvadera: If the MOTION is approved does that mean they are not included in the S.A.D. for Lower Mt. Royal roads?

Marshall clarified: The MOTION is to remove them from only the S.A.D. not the regular Roads maintenance.

Board members clarified: Only one more year of the current S.A.D.

Membership Voted: **MOTION Passed.**

Member: Paul Harris, 535 Sherbrooke: Made a MOTION: Board members should not have to pay annual dues.

Member: Justin Kavner, 850 Ridgemont: 2nd the MOTION.

Discussion:

Member: Chuck Sansom, 265 Polvadera: Disagrees. I was on the Board for 16 years. We choose to volunteer to be a part of improving our neighborhood and part of that is financial. Board members should pay dues as a member of the neighborhood Association.

Membership Voted: **MOTION Fails**

Member: Jim Collican, 3040 Ridgemont: He had a road discussion with the Township to at least do something about our roads. We are getting our \$5,000 down payment for the last petition back. No up-front money to do a petition at the Township anymore. Major road work is needed. What can we do, we need a place to start.

No additional New Business.

BOARD MEMBER ELECTIONS: (3)

Brian Moore – nominated by: unknown member – Brian accepted

Cyndi King – nominated by Rusty Rosman – Cyndi accepted

Danny Thompson – not interested in re-election

Member: Evonne Buszek, 3040 Ridgemont: nominated Jim Collican -- Jim accepted

Member: Travis Pennington, 215 Polvadera: nominated Damon Jaroslowski – Damon accepted

Sue Hargrave: nominated Jennifer Kreutzer – Jennifer accepted

All nominees addressed the Membership.

Member: Unknown (woman): Must be 10% of paid members. Do we have a quorum?

Sue answered 190 + 44 paid tonight = 234 paid x 10% = 23 people needed to satisfy quorum.

Membership Voted

Elected Board Members: Cyndi King, Brian Moore and Damon Jaroslowski

End of meeting Open Discussions:

Member: Rusty Rosman: Talked of Golf Cart safety with kids driving -the cart drivers can't be seen behind the steering wheel. Be careful.

Member: Tony Hall: Seawall collapsing / erosion is a big problem.

Member: Jennifer Kreutzer gave Tony her seawall guy, as she had to replace her seawall for 2nd time due to the wakes created by some boats.

Member: Damon Jaroslowski mentioned that DNR is looking into the boats wakes that are demolishing seawalls.

Member: Barb (?) stated that husband and wife – they each have a vote.

Joel read that section of the By-Laws out loud. Joel stated you should have (1) vote. Sue clarified: You are paying for (1) Property.

Member: Barb said: Not up to interpretation.

Dana commented that the By-Laws are in need of amendments

Member: Rusty Rosman: Suggests that the Board review the By-Laws

Marshall explained with an example: So since I am single I get (1) vote, You have a husband –so you get (2) votes; an Estate with 7 people own a property so they get (7) votes?

Member: Jim Collican: The By-Laws need to be modernized and clarified.

Marshall made MOTION to adjourn the meeting.

Sue 2nd the MOTION

Board Meeting Adjourned at 9:05PM