



Wednesday, April 24th 2024, 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

Sue Hargrave – Membership

Cyndi King - Treasurer

Marshall Maybrier – Beach

Damon Jaroslowski - Beach

Jamie Leggat – Communications

Brian Moore – Roads

Jennifer Kreutzer – Secretary

President - Dana called the meeting to order at 7:00PM

Drivers of cars be aware of increased family walks, riding bikes and the golf carts. Parents with kids with golf carts, cannot express enough: Be sure your kids know the rules of the roads, stop signs. If you take your kids out for golf cart rides – You stop at the stop signs. Kids imitate what their parents do.

Once again Volunteers are needed for every event.

We will follow the agenda hand out. Everyone please stay until the end for elections. 3 Board members are up for re-election and Cindy King is stepping down from the Board.

We have By-Laws we are going to review. Wish everyone a great Summer & enjoy the festivities of our neighborhood!

Secretary – Jennifer Kreutzer - Standing in for Joel Manowski. He needed to step down for other obligations. Read the April 26, 2023 General Membership Meeting Minutes.

Todd Martin, 4650 Achilla, made a MOTION to accept Minutes

Don 2nd the MOTION

MOTION Passed

Vice President – Don

Welcomed all new residents. Glad to have you. It's a wonderful place to live. With Joel stepping down, Jennifer agreed to take over as Secretary mid-Summer. We need to elect her to stay on today. Cyndi King is stepping down is a big hole to fill. So, we hope there is someone who wants to step up to be elected to the Board.

We keep doing our best and you can see your money is being used to improve our neighborhood – which is what we are here to do – while we continue to keep our annual dues extremely low.

Membership - Sue

1. Last year 2023: 83% of our Membership is paid in full. Highest we have ever had.
2. 2nd invoices were mailed out in August to those who hadn't paid yet. If there is a financial hardship going on, please come to the Board to discuss it.
3. At end of 2023 our outstanding balance is still \$113,483. About 43 properties (9%) are 5 or more years past due. Still trying to encourage them.
4. 2024 invoices went out in March. Before today's meeting, 188 households have paid their annual dues. 38% paid in full in a month's time. People are on the ball this year, which is fantastic.
5. Another 2 properties merged last year. We had 490 properties, now we have 489 properties.
6. This is the last year of S.A.D. for roads. It is ending this year. This amount will not be on your invoices for 2025. We will not have that extra money coming in for road repairs.

No questions.

Treasurer – Cyndi

1. Cyndi used a power point presentation (PP) to go through Treasurer's Report.
2. 2023 Expenses breakdown: Spent
 - a. General Fund Expenses: \$13,092.12
 - b. Roads Expenses: \$7,884.43
 - c. S.A.D. Expenses: \$103,000.00 (roads & S.A.D. were quoted together in PP \$110,884.43)
 - d. Beach Expenses: \$20,451.81

Cyndi: Will post to website. She apologizes if there reports from previous years were not on website -she is getting that taken care of – it will be updated including this power point presentation.

3. 2023 Income and Balances slide: December 2023 ending balances:
 - a. General Fund Balance: \$26,447.14
 - b. Roads Balance: \$ 7,528.58
 - c. S.A.D. Balance: \$35,819.31 (roads & S.A.D. were quoted together in PP \$43,347.89)
 - d. Beach Balance: \$ 4,060.05

Unknown Member: What amount are we going to lose when S.A.D. is gone? Sue: 348 houses x \$100 = \$34,800 at 100% dues paid in full. 125 houses x \$25 = \$3,125 at 100% dues paid in full. That is the S.A.D. Income that will be gone.

4. 2024 Projected Budgets for each category: Off PP Slides (*based on 100% paid in full membership dues)
 - a. General Fund projected expenses: \$17,800 (no slide)
 - b. Roads projected expenses: \$16,465.90
 - c. S.A.D. projected expenses: \$ 35,819.31
 - d. Beach projected expenses: \$23,167.27

Unknown Member: What are the \$1,300 for accounting fees for? Cyndi: for QuickBooks program called out of the box.

Member: Ivan Fenyvesi, 673 Sherbrooke: In General Expenses, storage unit paying \$1,250/ year? Cyndi: yes, purchased in 2022 for all neighborhood documents & stuff. Member: Kim Swan, 300 Polvadera: It's a 10x10 storage unit on Benstein Rd. It holds 8 boxes of documents going back to 1955. We have a freezer, 2 coolers, Family Fund Day stuff, etc. We collected all our neighborhood stuff being stored in garages. Dana: It costs \$810 a year. Ivan: Why not make our own storage unit at the Beach? To save long term. Member: Rusty Rosman, 1081 Island Dr: You can't. You don't have a primary building for the accessory building – in accordance with the ordinances. Especially if you were going to put a pad down. It would not be allowed by the Township. Marshall: We are looking into a container/ shed.

Jen: How we should calculate a budget for each category was brought up in the last General Meeting as 75% of the 80% of paid in full dues plus previous year's category balances. Did you do budgets that way? Cyndi: I did not.

Jen: The budgets are your guestimates based on what? Cyndi: Based on expenses from prior year and requesting if there are any special projects that need to be done. Jen: In Roads you said we spent around \$7,000. Then you bumped the budget up to \$16,466? Cyndi: I put down what I thought was needed. Jen: On Profit & Loss Report for Roads you report that we spent \$69,884. Cyndi: (2) R&R Asphalt moved over to S.A.D. Jen: Would you move those to the Profit and Loss Report before you post the report to the website. Cyndi: Sure.

Member: Carl Dorsey 4683 Achilla, all your numbers are not based upon income? So, we don't have anything that shows us the income we are anticipating for 2024. Cyndi: No, we can if that is what you prefer. Would you prefer it be broken down by expense or by income? Carl: What's the projected income?

Jen: The projected income for 2024 at 80% of all neighbors paid in full:

- a. S.A.D.: \$30,340 (S.A.D. #1 \$27,840 + S.A.D. #2 \$2,500)
- b. General Fund: \$11,736
- c. Roads: \$14,560
- d. Beach: \$21,516

No Further questions.

Member: Rusty Rosman, 1081 Island Drive, made a MOTION to accept Budgets for 2024.

Member: Fred Weber, 4955 Whitlow Ct, 2nd the MOTION

MOTION Passed

Roads- Brian - Welcome to your nightmare. Your roads are falling apart.

1. Addressing as best we can some ditching, have contractors giving quotes for water problems and road issues.
2. Drainage problems – especially Ponderosa / Polvadera area
3. The salting will be addressed. Brian did not approve all of the salting that was completed. He did approve a couple times for the icy hills. But then they just started doing it on their own. That will come to a halt – it will be addressed at the township level and with the individual.

Largest concerns are ditching & road patching. Brian has to get 3 contractors to get out here. We have tree work that needs to be done that are in the ditches. Trees are blocking the flow of water. Volunteers desired.

Member: Sheryl Chevrier, 2024 Ridgemont: I have mentioned this before. The speed of the traffic going down Ridgemont. Can a speed bump be put in? Brian: When the paving companies come in, I will get a speed bump marked out and priced. Sheryl: That sounds nice, but I really want to know if it will happen. Brian: The Board needs to approve the cost to put a speed bump in. Dana: I live in between 2 speed bumps. They don't do any good to slow them down. Kids like to see how much air they can get off the speed bumps, etc. Member: Todd Martin, 4650 Achilla: She is more concerned with the stop sign that was taken out on Ridgemont and Sherbrooke.

Member: Rusty Rosman, 1081 Island Dr: Wondering about the people who are constructing new homes down by her house. Their construction trucks are eating up the road. Can we do something around the whole subdivision? Brian: I have already talked with one of the homeowners. They are working on fixing things after the house is done. Brian will look into it, as there are 3 new builds on Island Drive.

Member: Chuck Veres, 749 Sherbrooke: We have had an extreme amount of flooding coming down the hill on Sherbrooke. A neighbor of mine did his driveway and it got all wiped out. Hundreds of dollars' worth of damage to landscaping. Want to make sure we are looking into this and finding a solution. Brian: A lot of what is causing that is

down Polvadera. It is backing up on Polvadera because of trees and over-grown areas of un-maintained lots. We are looking to get it fixed.

Member: Sasha Heindel, 289 Ruppert: Street sign is leaning. Brian will look at it.

Brian: Camelina sign that is leaning against a tree - will be put in when the sign company is out to do the work.

No further questions

Beach – Marshall and Damon Marshall:

1. We are having the parking lot seal coated again this year. We have a few patches to do on the Beach road.
2. We have (3) new outhouses. That we own. That are nicer than what we had. We have a better service provider than we had. (2) regular units and (1) handicap.
3. We have a new fire ring coming
4. Looking for a kid to mow our beach lawn. If we can't find one, we will hire a different company than last year.
5. Keys are available
6. Beach Clean-Up is this Saturday – 9:00am to Noon. Parking lot will be a focus along with the normal sand, mulch, dock in, etc. Volunteers are needed and welcome.

Member: Natalie Bunzeluk, 734 Sherbrooke: Is the Volleyball net being put up Saturday? Marshall: Yes.

Marshall: If you are planning to have a party larger than 10 people, please contact Beach Chairpersons so we can put it on the calendar. Allows us to understand the number of people that might be at the beach on a given day.

Marshall: As said in the past: Please do not staple things to the pavilion posts or picnic tables. If you use tape on the picnic tables - clean up the tape after the party. Leave it Better than when you arrived. The party signs that people put up at entrances or on street corners – when your party is over, go take your signs down.

No additional questions.

Communication – Jamie

1. Posted all the dates on our Facebook Page and the Website.
2. Beach Clean Up - Sat. April 27th. Volunteers please. We get the same people. We would love to see more faces.
3. June 29th – Fireworks
4. July 27th – Steak Roast
5. Sept 8th – Family Fun Day – If we have someone to take over the event
6. Sept 28th – Beach Clean Up

Marshall: Going to get new signs that don't say Beach open and Beach close. The signs are going to say Beach Clean Up or something similar. When we put the signs up, ideally a week before the planned Saturday clean up date, this is to communicate to neighbors that we are doing some kind of work around the neighborhood and would like volunteers to join in. Thoughts for bottom of new signs: Check our Face Book page & Website for details. I will make sure that whatever we are doing at that time will be on our FB and Website, through Jamie.

Member: Carl Dorsey, 4683 Achilla: I gave my email tonight, do you send out emails when you are doing something?

Jen: The email provided tonight is for Sue, membership, in case she has issues.

No questions.

BOARD MEMBER ELECTIONS: (3) Dana:

Re-election: Marshall Maybrier– nominated by: Scott Trudeau, 2nd by: Tracey Achrem – Marshall accepted

Re-election: Jamie Leggat – nominated by: Fred Weber, 2nd by: Don Moroney – Jamie accepted

Election: Jennifer Kreutzer – nominated by: Sue Hargrave, 2nd by: Todd Martin - Jennifer accepted

Dana: We need nominations for the Board:

Marshall: nominated Travis Pennington, 2nd by Todd Martin - Travis accepted

Don: nominated Fred Weber, 2nd by Cyndi King – Fred Declined

Don: nominates Bob Husak - Bob Declined

Membership Voted.

Elected Board Members: Jamie Leggat, Marshall Maybrier, Jennifer Kreutzer and Travis Pennington.

The Board thanked Cindy for her service to the neighborhood.

Unfinished / Old Business Discussion

None

New Business Discussion

Marshall: Kim Kern is stepping up as chairperson of Family Fun Day. She needs volunteers and wants an old school theme. Call Kim 248-872-4194 to volunteer / questions.

Sue: By-Law Revisions: Board recommended corrections / clarifications of By-Laws – hand out. We are required to notify membership and then 10 days later the new By-Laws are in effect. We notified our membership in the mailing of the 20204 Mt. Royaler and invoice in March.

Sue: Read pages 1 & 2 out loud to membership. Membership will vote on #1 - #12 corrections all together.

Member: Rusty Rosman, 1081 Island Dr, made a MOTION that we accept the Board recommended corrections and clarifications to the By-Laws that was passed out this evening page 1 and page 2 (#1 – 12).

Jamie, 2nd the MOTION

Discussion:

Member: Kevin Adams, 4625 Sundew: question #3 – Fiscal year, changing fiscal year to January, you vote on budget for that fiscal year in April, you are already using 4 months of money that has not been approved. How does that work?

Your silence answered my question. Sue: This By-Law was passed in 2022, we are just moving it in the document.

Marshall: We are not changing or fixing it, we are just moving it. Sue: Your question is a possible future item of discussion, because it does not make sense. We are just starting to fix and arrange current By-Laws to make better sense.

Dana: All opposed to passing the MOTION - One opposed

Unknown Member (man): This is so much information you guys are asking -only giving 2 minutes of time for what you are reading to make that decision. This is totally wrong. That is not enough time to make that decision. Sue: Then you can oppose on the vote. Man: To change a By-Law you have to have a quorum. Sue: Yes, 10% and we have more than 10% here to vote tonight.

Marshall: All in favor of the MOTION

MOTION Passed

Sue: Read through #1 on Page 3 of the By-Law corrections and clarifications

Jennifer made a MOTION to accept #1 on page 3 By-Law corrections and clarifications.

Member: Sherry 2nd the MOTION

Discussion:

Member: Rusty Rosman, 1081 Island Dr: I would like to suggest changing the word household to sidwell number. Because there may not be a household on a property.

Member: Fred Weber, 4955 Whitlow Ct: I would like to suggest that husband and wife be changed to property owner(s).

Member: Unknown man – Two people voting singular, if I'm republican and she's a democrat, we have to vote the same? Board answered: Correct. Dana: I think why this was adopted in the By-Laws is because in our Deed, of our Subdivision, has this in it. That one sidwell number had one vote.

Jen: Re-read from April 2023 minutes where this came up. Marshall's example: "So, if I'm a single person, I get one vote. Since you have a husband, then you get two votes? Or an estate w/ 7 people who own that property, they get 7 votes? That's not fair. One Property = One Vote.

Member: Kevin Adams, 4625 Sundew: To add onto Fred's suggestion. Instead of property owner it should be sidwell owner, because there could be 3 properties in a sidwell. Rusty: Property and sidwell are the same.

Sue: #1 on Page 3 as Corrected: Property owner(s) shall constitute a single member of the association and have one single sidwell vote.

Jennifer: I amend my MOTION to approve #1 on Page 3 as amended: Property owner(s) shall constitute a single member of the association and have one single sidwell vote.

Member: Sherry Chevrier, 2024 Ridgemont 2nd Amended MOTION

Membership Vote - All in favor / All opposed.

MOTION Passed

Sue: #2. Board of Directors: The business property and affairs of the Association shall be managed by Board of Directors. We have had residents who have been nominated to the Board who have not paid their dues yet. We don't think that's right. Partly why we started the voting cards. The suggestion was adding to the bottom of that: For the Board Members – must be a full paid member of the association to be eligible for nomination to or be on the Board of Directors.

Member: Rusty Rosman, 1081 Island Dr, made a MOTION to accept #2 and the suggested word changes.

Member: Todd Martin, 4650 Achilla, 2nd the MOTION

Discussion: none

Membership Vote – All in favor / All opposed

MOTION Passed

Sue: #3. Approved Signatures: All checks and orders shall bear the signature of the President, or in the absence of the President... We were suggesting the change to: in lieu of the President. Because the Treasurer is often writing checks.

And then such nominee, having being approved -- Correct that English: to having been approved.

The President and Secretary shall execute all contracts. We have no idea why the Secretary was a part of the contracts. Suggest Correction: get rid of the Secretary. Re-word as: The President, or his nominee, shall execute contracts...

Member: Natalie Bunzeluk, 734 Sherbrooke, made a MOTION to accept changes as read to #3.

Member: Todd Martin, 4650 Achilla, 2nd the MOTION

Discussion: None

Membership Vote – All in favor / All opposed

MOTION Passed

Sue: #4. The Secretary shall give all notices required by this constitution. We don't understand what this means. We are suggesting getting rid of that sentence all together.

Member: Natalie Bunzeluk, 734 Sherbrooke, made a MOTION to accept changes as read to #4.

Member: Todd Martin, 4650 Achilla, 2nd the MOTION

Discussion: None

Membership Vote – All in favor / All opposed

MOTION Passed

Sue: #5. Currently under Communications we have the duties: Only member that can printed matters charged to the Association. This is outdated verbiage. Corrections suggested: Either delete this completely, or re-write to read: All members of the Board can have printed matters charged to the Association upon approval of the Board.

Member: Rusty Rosman, 1081 Island Dr, made a MOTION on #5 that we include the words: All members of the Board can have printed matters charged to the Association upon approval of the Board. Putting it under Miscellaneous Authorities.

Member: Cyndi King, 320 Polvadera, 2nd the MOTION

Discussion: None

Membership Vote – All in favor / All opposed

MOTION Passed

Sue: Weird wording: Any new member or member not current with dues must pay an initiation fee. We want to clarify this to: Any new member must pay an initiation fee OR a member not current with dues must pay a re-initiation fee.

Also in the original: And back dues to be re-instated at the Annual Membership meeting. Didn't make sense, so adding: must pay back dues to be re-instated as a member and able to vote in the Annual General Membership meeting. The Date was not correct, according to the amendment in the back - it was done in 1985, but the By-Laws said 1989

Member: Natalie Bunzeluk, 734 Sherbrooke: made a MOTION to accept changes as read.

Member: Kevin Adams, 4625 Sundew: 2nd the MOTION

Discussion:

Member: Steve Michael, 4363 Bluebird: I know the Board has worked with people to get their dues current, does this hinder that activity in any way to get people paid up and off payment plan.

Sue: No, because this has already been in the By-Laws. We are clarifying it. We've still been willing to work with people. If they are proving a financial hardship, we have been willing to work with them and waive if need be.

Membership Vote – All in favor / All opposed

MOTION Passed

Sue: As membership chair, I've been made aware that we have members in FL right now. They will never attend this meeting. What about offering a Proxy Vote option. Example form handout provided. Sue explained how Proxy voting would work and the conditions. All members involved in a Proxy Vote must be paid in full members. Example: If Sue could not attend the meeting, she gives Jamie permission to vote on agenda items only for her. Note: the agenda items are sent out in our Mount Royaler a month prior to the General Membership Meeting. The issues being discussed at the General Meeting are provided in our Mount Royaler. Which is mailed out with the annual invoices. This is the Board's notification to you. Sue walked through the process on how a Proxy Vote would be recorded.

Member: Travis Pennington, 215 Polvadera: Are the Proxy voting going to have a different color voting card?

Sue: Yes, probably. Unknown Man: Is there a demand for this? Sue: there are at least 5 homeowners who are not here until May and they have commented that it sucks we cannot vote on anything. Trying to accommodate our neighbors.

Member: Joe Pfaff, 400 Creedmore: I'm down in FL and I'm not reading the Mount Royaler in time. With no forwarding mail. Sue: Our post office stinks on forwarding mail. I receive so many returned invoices. That is why she asks for emails and phone numbers. Some residents have asked to use alternate addresses for invoice mailing.

Member: Charlie Attard, 321 Creedmore: We can vote by ourself – put our name and the sidwell numbers, driver's license number and we can vote and send it in. Marshall: What he's trying to do is make it into an absentee ballot, not really a proxy. Charlie: That is how they do it in FL. They send us the agenda, we vote yes or no and we send it by email or mail. Member: Rusty Rosman, 1081 Island Dr: Is it valid to have either a witness to someone's name and signature or have a notary – so we know that the person who is sending this back is the person who is supposed to be voting. Charlie: the driver's license copy works for that. Marshall: As a show of hands how many of your neighbors are not in MI right now. Proved to be not many. Sue: Also thinking of the elderly.

Member: Bob Husak, 4690 Camelina, made MOTION to have Proxy Voting Tabled

Jennifer, 2nd the MOTION

Member: Barb Cesare, 825 Ridgemont: Suggests that the Board needs to have their stuff done a month before the meeting so they can get detailed information regarding what we would be voting on out to the membership.

Membership Vote – All in favor / All opposed

MOTION Tabled

New Business:

Marshall: How many people are happy with our roads? Commerce Twp has a Roads Petition waiting for us if we want to have a Roads Petition. It was not brought up, but we did get the \$5,000 back. There is no fee for the new one. If we don't take it now, they will have to re-write another one later.

Member Rusty Rosman, 1081 Island Dr: What is the approximate cost? I'm not voting on something that I don't know what it's going to cost me. Marshall: About \$15,000 per home is what they told me. Over a 10 year term. A typical S.A.D. payment schedule.

Sue: If we get this, who is going to be managing the process? Marshall: I will.

Sue: What is the timeframe to get the petition done. Marshall: 6 months from the date they issue us the Petition to return it. Commerce Twp has a better system to address corrections and issues.

Jen: We have 6 months to get 51% of Lower Mt Royal? Marshall: Yes.

Jen: This goes on our tax bill if it passes? Marshall: Yes, it does, as a S.A.D. As a separate billing listing on your tax bill.

Rusty: Very important to understand when you sign the Petition it must be every person who is on the Deed. Example: If you are a husband and wife and put your child on your Deed. You need all three signatures for that to be accepted by the Township. I suggest emailing out to the neighborhood to coordinate with them to get the correct signatures.

Sue: Marshall, what is the plan for empty lots to get those signatures. Marshall: Call them. The township list has contact information to use.

Member: Kevin Adams, 4625 Sundew: \$15,000 over 10 years? Marshall: Yes, it is.

Rusty: I suggest that the Board or a group create and send out a fact sheet to every person, who has a sidwell number in lower Mt Royal, giving facts on how old the roads are, the fact of what it is going to cost, the fact of how they pay it, etc. We need to create the Why you want to sign the petition – before we say give me your \$15,000. I volunteer to write the fact sheet. Do we have the budget to send out by first class mail to everybody – so they have it in their hand before we go ahead and ring the doorbell. Fred Weber said he will help Rusty because he wrote it for Whitlow Ct. Marshall: I'm asking for a show of hands for interest. Hands went up.

Sue: It feels rushed. We need to have our steps in line. We need to get the mailing out to neighbors before we get the petition started.

Todd Martin made MOTION to adjourn the meeting.

Don 2nd the MOTION

Board Meeting Adjourned at 9:29PM