



**Mt. Royal Subdivision
Commerce Township, Michigan**



Wednesday, May 22, 2024, Mt. Royal Subdivision Board Meeting at Beach

Board Members in attendance – (8 of 9)

Dana Swan– President

Brian Moore – Vice President

Sue Hargrave – Membership - Absent

Don Moroney - Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Travis Pennington – Roads

Jamie Leggat – Communications

Jennifer Kreutzer - Secretary

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

Members he's talked with said the General Membership meeting went fairly well. Shame couldn't get volunteers to take over the open positions.

Jennifer read March 27, 2024 Meeting Minutes taken by Don

Jennifer made MOTION to accept minutes -- Don 2nd the MOTION

President – Dana

Announced that Brian Moore has accepted the Role of Vice President

Vice President – Brian

With moving from Roads to VP he has been working with Travis, our new Roads Chairperson, to get him up to speed.

Membership - Sue (absent) Jennifer read Sue's email sent to Board Members

1. As of 5/21/2024: 296 out of our 489 properties – 60% - are paid in full.
2. Outstanding balance is still \$145,897

Travis: where does this tracks against 2023 numbers – consensus from the Board Members – better than last year, but Sue would know best.

Treasurer – Don

1. Taking over this position has been learning Quickbooks, trying to make sense of the reports, etc.
2. Received help from a friend who is great at Quickbooks – will need to hire her at \$50/ hour to clean up the way quick books should be used vs. how it was being used. Need a couple hours of her expertise.
3. Handout was handwritten ledger because Quickbooks wouldn't print what was needed for meeting.
4. Balance of Bank account as of 05/22/2024: \$127,456.81
5. Process going forward using Quickbooks will be different:
 - a. Sue will no longer be doing deposits. She will put her deposits into the system.
 - b. Don will get the checks and put in those deposits in Quickbooks -then Quickbooks will spit out the deposit slips needed for Don.

- c. Wants the system to work properly to show down to the penny – correctly.
6. If we went by Quickbooks – We would only have around \$78,000 in the bank balance.

Questions/Discussion:

Brian: Do you have the Budgets broken down for each Chairperson – Don said no

Jennifer: So what we have been presenting to the Membership and at Board Meetings for months is wrong and way below the actual Bank statement balance. Don said: Yes that is what I just said.

Travis: For Boats In & Out – is it \$50 a boat? Don explained the Cash payments are Boats In & Out and some Membership Dues.

Marshall: there have been 13 Boats In & Out so far for the season - \$650 total cash payments.

No further Questions/Discussion.

Roads- Travis

1. Working with Brian to get up to speed
2. Waiting for quotes on a paint for speed bumps – supposed to last 3 years – will make decision against the regular annual painting of speed bumps. The regular painting process uses Sherwin William typical paint and we paint them ourselves. Cost of that paint is \$300 - \$350
3. Some signs need driven in and need additional posts put in.
4. Road Patching – Bigger jobs we are hiring a company to complete.
5. Have smaller cold patch jobs to do, will wait until the professionals do the bigger patches.
6. There are two costs for different cold patching product – one at \$16/ bag and one at \$11/ bag - comes on a pallet of 63 bags. Deciding on which to buy.

Marshall: Understand that the Sherwin Williams paint has already been ordered. Travis: It has been moved to the local Sherwin Williams store for us, but we are not obligated to buy it.

Don: There have been a couple broken down cars recently on our street – can we get new roads?

Travis: A stop sign needed at Polvadera and Camelina, his son's bus stop. Marshall: there has never been a stop sign there. Further discussion happened – couldn't make it out on recorder – sorry.

No further Questions/Discussions

Beach – Marshall and Damon

1. Marshall: Seal coat / Stripping of Beach parking lot is tomorrow 5/23/24. Facebook posted this date already. Will be a one day job – Beach is closed for the day.

Brian: What company is doing the sealing - Marshall: Metro Seal Coating

No further Questions/Discussion

Communication – Jamie

1. Nothing to report

Old Business

1. Jen from Agenda: Sue did all the Bylaws revisions. You all should give her a big thank you for doing this project. Handed out the revisions to Board Members. Requested everyone to read through them and if any glaring issues – call Sue to discuss.

2. Jen from Agenda: I question how the budgets are being done for each Committee. In April 2023 General Membership meeting we had a lengthy back and forth on how Committee Budgets should be calculated and it was voted on by the Membership. Then completely disregarded, as if it never was never voted on, in our 2024 General Membership Meeting.

Dana and Don both: That was just for 2023 budgets because the Board came to the meeting without Budgets. Jen said – why would we spend so much time on how to derive each Committee’s budget if it was just for one year. Why wouldn’t it be for all future years. I don’t understand that.

3. Marshall: He is getting calls from people who have paid their dues and still haven’t gotten their beach key in the mail. When they call Sue, they leave a Voicemail and no return call. Probably 5 people have called him.

Jen: Who are the people, so Sue can be told and follow up with them. Marshall: he doesn’t know who all 5 are, one was Danny Thompson.

4. Marshall: Our AT&T Phone Line – We have been told multiple times the account was in Jack Holden’s name. Went to local AT&T store and talked the rep. Jack Holden is NOT on the Account. A second guess of Cindy King was presented and the AT&T rep said yes it is Cindy King. Cindy has said many times she doesn’t know anything about the AT&T account.

We cannot get the Beach AT&T wire fixed because we cannot get access to our AT&T account.

Actions needed:

Cindy must be removed from the account.

Address changed to Don Moroney’s address

Marshall Maybrier, Beach Chairperson, needs to be added as a contact person for the AT&T account so he can get work done on the AT&T line at the Beach.

5. Marshall: Debit Card for the Beach Chairpersons – we were promised this, Board voted & passed to give access to it and still do not have it. Marshall said if he doesn’t get the Debit card he and Damon will not be spending any money on the Beach all season. Marshall wants it written down that he will not spend a dime of his own money on the Beach. So nothing will be bought.

An argument erupted between Marshall and Don.

Don has no idea why we even have a debit card.

He is not comfortable giving out access to the bank account to any others besides him, the Treasurer and Dana the President.

Feels the full Membership needs to vote on this topic.

Don wants / needs a paper trail on all expenses.

Member in attendance: Todd Martin added in his experience when he was President - you have to honor their presented Budget.

After many minutes of colorful argument back and forth and the topic not ending

Marshall asked with the President and Vice President are going to do to resolve this.

Brian said give the card to the Beach

Don replied – I’ll resign as Treasurer

Jen Suggested: We meet monthly – give them access to the debit card and reconcile the statements with them at every Board meeting. Try it for 2 months and go from there. Neither Committee Chair agreed to that suggestion.

Argument on how money is to flow continued for another 6 minutes.

Brian said again – Beach should have access to the card

Dana said they need to have access to the money to get what is needed for the Beach.

Jen offered up there needs to be a compromise – the Treasurer needs a comfort level of expenses and tracking the expenditures and the Beach needs access to the funds. Don said he would cut a check today

Jen replied – then cut them a check for the Budget that was approved by Membership.

Don: If everything balanced and things were clean I would be more comfortable. He is out of his comfort zone and he'll get the F *** out of here right now Etc

Dana: Let's cut them a check for \$10,000

Damon: Could spend \$5,000 right now.

Jen: Okay you guys have an itemized listing of what you want to buy – then give that to Don and Don cut them a check for \$5,000

Marshall says he wants the debit card

Result / Solution Finally: Cutting Check payable to Marshall Maybrier for \$5,000 for Beach items. Beach Chairs will submit the receipts as the money is spent.

New Business Discussion

Jennifer: The Overgrowth along the street on Creedmore – I cut it back last year by myself. I was concerned for kids driving from beach around that corner plus it looks bad.

Brian and Travis have discussed Road Trim back and going to take care of it. Post to Facebook page for volunteers.

Dana: Marshall you went to Township about the Roads. Marshall answered: He is going tomorrow 5/23/24

Member: Kim Swan: Can't you stop it – The Road Petition? Don't you think it's kinda soon? Will people vote for it? People are kinda upset about the key thing. Do you want to wait and give them some time? Because once you start that you have 6 months – right?

Marshall clarified that we have to get the Petition from Township to read what is involved in the Roads Work.

Kim said people have questions – asked about the Creedmore Bridge – is that in the Road fix?

Marshall said there is a group of ladies, includes Cindy King, Rusty Rosman - and handful of other women trying to get roads done. They are collecting Information from township, etc.

Jen: We have done this process 3 times (8 listed at the township) so let's get the old petition from storage to see what was listed on that Road Fix Petition and get questions answered. Kim said she could get that.

Marshall: Once the petition is picked up, the township mails out to every household notifying them of the petition.

Jen: Marshall what is your process to do this successfully? We should have a process. Marshall answered: has nothing to do with the Board.

Travis: There should be a process – so it doesn't fail again.

Jen: suggest we talk about the Roads at every Board meeting going forward – Make that announcement on Facebook, our Website and put up the signs at the entrances, etc.

Member: unknown man: Can we use the emails/ phone #s from General Membership meeting to communicate with neighborhood. Marshall said no, because Sue requested that information only for billing discrepancies.

But we can request emails / phone numbers at Board meetings going forward for Road Petition

Marshall is supposed to get the Petition 05/23/2024 at township. He said he will let the Board know when he gets it and we can plan from there.

Jamie: Family Fun Day – Can we get Kim some money to start. Don said yes and he is talking with Kim after the meeting.

8:29PM Brian made MOTION to adjourn the meeting;

Jamie 2nd the MOTION

Meeting Adjourned