



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



Wednesday, June 26, 2024, Mt. Royal Subdivision Board Meeting at Beach

Board Members in attendance – (8 of 9)

Dana Swan– President

Brian Moore – Vice President - **Absent**

Sue Hargrave – Membership

Don Moroney - Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Travis Pennington – Roads

Jamie Leggat – Communications

Jennifer Kreutzer - Secretary

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

Fireworks are Saturday. Signs for no parking and parking for Sheriff will be placed Saturday morning.

Secretary – Jennifer Kreutzer - Read the May 22, 2024 Meeting Minutes

Marshall made MOTION to accept minutes -- Sue 2nd the MOTION

Correction was voiced and noted.

Dana: All in favor to accept Minutes with the correction – PASS unanimously

Vice President – Brian - Absent

Membership - Sue

As of 6/23/2024, we have 490 Properties (instead of 489 previous mtgs) There is a property on Polvadera that was Not in the system. Guess is in the switch over to quick books, this property dropped off. The Renter of the property inquired about a Beach Key which brought it to Sue's attention. Researched and confirmed it is a Mt. Royal Property and is now accounted for.

337 out of our 490 properties – 68.77% - are paid in full.

Outstanding balance is still \$136,429

Sending out 2nd invoices in July this year – rather than August last year. Have a lot of folks that are behind for this year, thinking they just lost the invoice.

Again – ask for help – if you know if someone is moved, property sold, etc. Several instances of people calling saying I just bought this property and I'd like to get beach key. Sue unaware the property has sold. Continued issue where title companies are not notifying us.

Sue is going to request from the title companies that the Beach Key be transferred from the seller to the buyer – which has not been happening.

The issue with some residents not receiving their Beach Key – has been resolved. Sue returns all phone calls within 24 hours.

Had some homes (Charlie Attard, on Creedmore) last year in 2023, that requested waiving beach key fees for the 5 properties. Sue thought that was for 2023 only. Sue told the owner it was her understanding that was for 2023, due to hardship. They have not paid 2024 Beach Key fees.

Board needs to make a decision as Sue needs to get back to resident.

Board agrees that requests are only for the year it is being requested.

Treasurer – Don

1. Don has access to the AT& T account now, Statements mailing to President's home address (Dana)
2. Don talked through Treasury Report handout. June YTD – included 2024 Budget totals, deposits, expenditure details.
3. Balance of Bank account as of 6/26/2024: \$116,597.17
4. Returned Check – review the fees page of statement and charge that to resident.

Questions/Discussion:

Damon: Requested copy of DTE statement. Don doesn't get a DTE Statement.

Board needs to get DTE Paper Statements mailed going forward.

No further Questions/Discussion.

Roads- Travis

1. Filled some of the larger pot holes in the neighborhood. Love for Volunteers to Help.
2. Before we paint speed bumps, would like to get most of the patching done, because there are a few speed bumps that need a little bit of patch.
3. Ditching and potential Culvert cleanouts –
 - a. received 1 quote, just under \$20,000. Since this quote, we have found other areas that need attention – so expect that number to go up.
 - b. Second quote, the guy needs to come back out as he got his notes wet.
4. Small crew did some cutting back trees off the road. More work remains. Question: Could there be General Funds used for Professional Tree Trimming. Up higher and further off the roads and getting rid of the cut down tree limbs. Don't see Trimming Trees off the road as "Roads" but unsure.

Jennifer: UPS, Amazon, etc delivery trucks drive right down the middle of the streets, because the overgrowth on either side of the roads, etc. Should look into using some General Funds for this neighborhood maintenance.

Marshall: Travis you need to get a quote for the Tree Trimming so to ask for the amount and then we can decide.

5. the Signs that were missing we did have a company come in to quote to drive the signs in, also discussed just purchasing a post driver ourselves. Marshall stated that we have a post hole driver, Brian's garage.

6. We reached out to couple asphalt companies, who still have not provided quotes on some of the larger areas that we are getting a lot of break up in the road – Don't know if that will be done this year because what's left in the S.A.D. balance & the amount it cost to get the equipment, etc.

Volunteers needed for Pot holes this Sunday!

No Further Questions/Discussions

Beach – Marshall and Damon

1. Discussion on how much the Beach has spent YTD to see how much they have left.
2. Don needs a bill for porta potty cleanout. Don noted spent YTD is \$19,659 YTD
3. Discussion on where to put DTE and AT&T expenditures in General or Beach - should be Beach.
4. Marshall: Volley/ Tetherballs are arriving soon, Owls for the dock, replacement swings,

Dana asked about having a first aid kit at the Beach. Marshall brought up need to find the right place to hang it – made for outdoors. Damon said he'd look into that.

No further Questions/Discussion

Communication – Jamie

1. Jamie will post the upcoming events and need help with potholes on Sunday.

Sue asked if any update on Jason training you to take over the website. To clean up some items on the website. Jamie will look into it.

Old Business

1. AT&T Phone Line resolution: Cindy King is removed from account, Don and Dana are added to the account. Statements are being mailed to Dana, President's, home address. Marshall still needs to be added as a Contact person on the account – so he can talk with AT&T for Beach issues.
2. Road Petition: Was delivered to Marshall – incorrectly Dated (2021)
He forwarded the corrected Petition via email to the Board Members before end of meeting.

Sue added that she thought it is a a very good idea to send out our own fact sheet to residents. Handout of a Draft. We have to get people to buy into this before we start this process. Very important to get the facts out to people.

Further discussion on Road's Petition process for 25 more minutes.

New Business Discussion

1. Don asked about Fishing tournament – Marshall said he wasn't sure.
2. Dana stated that we have a \$5,000 CD in Bob Husaks name, because he was treasury at the time, at the bank. What do we do with it? Finding out the CD rates and then decide.

8:23PM Jennifer made MOTION to adjourn the meeting;

Sue 2nd the MOTION

Meeting Adjourned