



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



Wednesday, October 23, 2024, Mt. Royal Subdivision Board Meeting at Richardson Ctr

Board Members in attendance – (7 of 9)

Dana Swan– President

Brian Moore – Vice President - **absent**

Sue Hargrave – Membership

Don Moroney - Treasurer

Marshall Maybrier -Beach – **absent**

Damon Jaroslowski - Beach

Travis Pennington – Roads

Jamie Leggat – Communications

Jennifer Kreutzer - Secretary

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

He wished more residents were in attendance at today's meeting. The Beach clean up /closing was light on help from neighbors, around 10 people were there. Seems to be a pattern from year to year.

Sad announcement: The monarch of Annie's Party Store: Jebrail Rabban, past away. Board sent flowers to the family.

This is the last Board meeting for the year. Our next meeting will be February 26, 2025. Budgets and goals for 2025 will need to be submitted at that meeting.

Secretary – Jennifer Read the September 24, 2024 Minutes. No questions.

Jennifer makes MOTION to accept the minutes. Damon 2nd the MOTION.

Dana: All in favor to accepting Minutes – 7 Yes – 0 No - MOTION PASSED

Vice President – Brian - Absent

Membership - Sue

As of today, we have 392 of our 489 properties paid in full. 80% Paid in Full.

Our outstanding balance is currently \$117,789 – a big chunk was reduced by a sale of a property - thanks to a resident who is a relator who contacted Sue. Result was Mt. Royal Subdivision received over \$3,000 in outstanding HOA dues.

This stands as a reminder to alert Membership when you see For Sale signs in the neighborhood. Membership will contact the listing Real Estate agent to make sure they know if any HOA fees are outstanding, those must be collected at closing.

The New Payment Plan Guidelines that were voted on a few meetings ago is working well.

Travis: is 80% year over year good. Sue: We have been over 80% in the past few years and the highest we've hit is 83%

Treasurer – Don

As of October 22nd, Bank Balance is \$118,655.02

Don talked through the month's charges and Budget Balances for remainder of the 2024 year.

Recent Beach receipts given to him totaled: \$881.90 – that goes against the \$5,000 given to the Beach.

Damon: There will be more receipts to come. Online purchases coming from Marshall within the week to Don.

Don confirmed all Treasury details are in Quickbooks. It's been reconciled all the way through September.

Don has not forgotten to get the bank's details on the fees – he will get that answer. Don asked Kim to take the task of the DTE bill being delivered electronically going forward to Membership email.

There is an email for the Treasurer now – Don is getting us that.

No questions.

Roads- Travis

1. Has Hunt Signs invoice for Treasury.
2. There are New Signs up. Unfortunately, one has already been hit and twisted. It's the new stop sign after the bridge on Polvadera. It's salvageable to look presentable. Still need to put up Oakestia street sign - it was misspelled.
3. Note for Spring '25: Clean up around some of the street signs will be needed so they can be read from the road.
4. Received quote for Vac Truck Company out of Novi. Worse case scenario, they charge by the hour with 4 hour minimum and also charge a disposal fee. 8 hours and full 10 cubic yard truck will cost us \$4,300 for the entire day. The Vac Truck is to clean out some storm drains & weep basins. Especially where the driveway washed out on Sherbrooke - All that sand and dirt filled the storm drain across the street. That one at bear minimum needs to be done, but there are others that could use a clean out around the neighborhood. If we decided to move forward with this today, we could get them scheduled for two weeks out. Travis believes this (Nov) is a great time to do the service because if we get a lot of snow and ice melt-off it will allow those drain systems to work more efficiently. Travis' estimate on number of total drains is 20 to 30 – noting all of them do not need to be cleaned out.

Dana made a MOTION to have Roads hire Vac Truck for storm drain clean out up to maximum cost of \$4,300.

Sue 2nd the MOTION Board voted – Unanimously – MOTION PASSED

5. Some Patching still needs to be done. We have about 12 bags left. If anyone wants to help, Travis can spend some time early Saturday morning. Weather permitting.

No questions.

Beach –Damon

Reminder Beach is still open. Please continue to lock the Red Gate on your chosen days. We will consider pulling the dock out next season when the weather dictates - rather than picking a specific date as there are still boats on the lake.

Special thanks to Dan Thompson & crew for removal of the Beach dock. They are great. Want it noted that they are saving our neighborhood \$2,000 a year. Quotes to put that dock in is \$1,000 and another \$1,000 to take out.

The same people every time down at the Beach for clean / close up. Reminder to everybody: Many hands light work.

Key access: we are investigating a card access for the beach and all of the gates.

Marshall will have all remaining receipts for online purchases done by the end of the week.

Don asked: Are you done purchasing for the 2024 year? Damon said there are a few other little projects they were looking to do, but that will be weather permitting.

- a. Move electrical underneath the pavilion, just need supplies / Brian Moore and Ed.
- b. All new light fixtures, receptacles put at picnic table height in a couple locations for cell phones, etc.

We did mount a projector and screen underneath the pavilion. Once the power is redone in the rafters, you'll have power for the projector & receptacles to plug in a laptop, etc. Watch Football games or movies, etc. Donated by Marshall off a job.

Travis: What is the advantage going to key card locks and having to run power to boat launch for networking?

Damon: One big advantage, we are not cutting keys any more. Ability to turn access on and off via computer. The ability to let people in remotely when needed. Currently Beach Chairs and our President – who is retired – are asked for access at various times of the day. Mostly drop ins/outs. Those times are not always convenient to accommodate. Still in research mode. We are looking for a better solution to lessen the burden on Beach Chairperson's, Membership and other Board Members.

Dana: Where did the two purchases for grass seed go?

Travis: Marshall told me Beach had some left over, so that's what we put in the ditches to maintain the structure of the ditches from washout.

Jen: Is the launch going to get any of the Beach dues funds?

Dana: We are probably going to have to create another S.A.D. to fix the launch. A couple years ago we researched and got a quote and to fix the launch it was an estimate of \$75,000.

Sue: A lot of people are complaining about the goose poop on the dock & beach. What about hiring someone to clean that up? Is that feasible? We are charging Beach Dues now and we said it was because the Beach improves our property values. So, to up- keep the Beach and Launch – that should include maintenance of, not just buying things for the Beach.

Jen: We are not a country club.

Damon: The Beach Budget is tight as it stands now. Mashall and I are considering increasing Beach Dues. Special projects examples: New Launch, purchase a storage shed, landscaping, goose poop removal and on and on. We don't have enough money coming in.

Board continued with Goose Poop ideas – all of which have been tried in past by Beach.

No further questions/ discussion.

Communication – Jamie Nothing for now.

Old Business

1. Dana: Deposited the \$5,000 CD proceeds into our current Comerica Bank account.
2. Dana: Contacted Attorney, Jeff Hanche, who has been used in the past. He said he could review documents for liens.
3. Don: Will get the explanation from Bank of the service charge fees.
4. Don: Requested Kim Swan to get the DTE statement to Damon.
5. Damon: Road Petition Update per Marshall. He has submitted everything he has to Township. Some have been returned, and some have changed their minds. Marshall said he will update the Board when he gets updates.
6. Jennifer: Leins on Properties – the process is continuing. Steps and concerns discussed. Travis: has a contact that has given actionable steps.
7. Jennifer: Why aren't Treasury Reports not being posted to website? Don said that this was discussed in a previous meeting and that we shouldn't post it to the Website. Should not be made public for anyone to view.
Jen: Then why is there a Treasury Tab on the Website?

New Business Discussion

1. None

Discussion & Comments:

Kim Swan: Wants to have it noted that Family Fun Day 2024 and previous years, we had a lot of donations given for the event. These donations for supplies should not be taken as a “given” every year. Meaning the amount of money to run the Family Fun Day event is probably higher than \$2,000 if supplies donations are not received.

Jen: Dana, when does everyone need to have their Budgets detailed and presented to Board for discussion?

Sue: By-Laws say all budgets have to be done for the February Board meeting.

Jen made MOTION to adjourn the meeting. Travis 2nd the MOTION

Meeting Adjourned at 8:32PM