



**Wednesday, August 28, 2024, Mt. Royal Subdivision Board Meeting at Beach - Corrected**

**Board Members in attendance – (6 of 9)**

Dana Swan– President

Brian Moore – Vice President - **Absent**

Sue Hargrave – Membership

Don Moroney - Treasurer - **Absent**

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Travis Pennington – Roads

Jamie Leggat – Communications - **Absent**

Jennifer Kreutzer - Secretary

**President - Dana - called the meeting to order at 7:02 PM**

**Secretary – Jennifer** - Read the July 24, 2024 Meeting Minutes

Sue made MOTION to accept minutes -- Jennifer 2<sup>nd</sup> the MOTION

Discussion: Sue has learned the hard way and wants minutes to be even more precise than currently typed up. Wants to understand the Bank service Charge that happens monthly

Marshall had a correction: the second listing he is using for the roads petition project. It is not a list from the Membership Chair, Sue.

Old business: Sue noted the CD is matured, not maturing

All 3 corrections were made in the July 24, 2024 Meeting Minutes

Dana: All opposed to accepting Minutes as corrected – MOTION PASS unanimously

**President – Dana -**

Steak Roast went fairly well, with no issues, everyone seemed to have a good time.

Family Fun Day coming up in 2 weeks – Volunteers always needed for that.

**Vice President – Brian - Absent**

**Membership - Sue**

Note: we are out of electricity but ran hand tabulations so they might be slightly incorrect.

A property on Vandalia (4530 Vandalia) – owners had a home and an empty lot, so they merged those together.

We are back to 489 properties in the subdivision.

Last calculation Sue ran was 8/26/24 and hand calculating the checks received past few days:

We have an outstanding balance of \$123,072

Still have 114 who have not paid, but 77% who have paid.

The second invoices that went out in July, which Sue included letters saying we are willing to work with you, payment plans. Sue has had a few already contact her. One of these, is a daughter of a property owner. They owe \$2,700. She would like to arrange a payment plan and start paying. She requested a discount. Sue explained the payment plan situation and went through additional details for this specific conversation.

Jen asked if the details outlined in the conversation regarding payment plan is given to the resident in writing? Sue answered: Yes, it is once it is approved from the Board. Sue said she does this through emails & phone and then sends out in writing the terms of the payment plan. Sue notes this in Quick Books system under their account as well.

Sue asked for Board thoughts and discussion regarding Payment Plan terms.

Discussion with Board Members to create a Payment Plan Standard lasted 19 minutes

20% Down Payment of outstanding balance / 2 years to become Paid in Full / minimum monthly payment of \$50 / 10% discount at end of payment plan term / these payments are to be outside current annual year dues / Waiver of the \$100 late fee when Payment Plans are accepted by the Board

20% discount on a one-time payment to become Pay in Full

Further research on Liens on properties – Jennifer said she would look deeper into the process.

### **Treasurer – Don – Absent -**

### **Roads- Travis -**

1. A lot of Ditching has done in the neighborhood. The numbers that we came up with before \$12,000 to \$13,000 to be honest that was about a 1/3 of what was actually done. The company that came in, after shooting laser, taking measurements, ensuring things were done properly – there was way more that needed to be done than what we had originally intended and asked people to come in and quote.  
Travis is waiting on an invoice from the company – should have it next week.  
The ditches seem to be working out much better than they were. We did get some grass seed put in there, but with the heavy rains, we will have to do the grass seed again due to it washing out a little bit. We do want to get something growing in there to keep that dirt intact.
2. Brian was getting back to Travis – Need a Vac Truck for a few of the storm drains. We don't have a quote for that yet. Where the driveway washed out on Sherbrooke – that one for sure needs to be done. Since you pay for the day to get this truck out – we are going to get as many done as we can whether it's a full day or a full truck before they have to dump. Jennifer asked: How many storm drains in Neighborhood?  
5-6 weep basins need to be cleaned out / couple of the Culverts that we discovered are not flowing properly
3. Driving the sign posts – if we are going to rent the machine to do it, Travis will call Miss Dig. But the liability is on Sub if we hit anything. Later in the meeting, discussion clarified that Travis will use Hunt Sign to complete the Post work.
4. Pot holes – will get that finished up this weekend. Speed bumps have been painted.
5. American Road Patch stuff - Not cost effective for us to use. If we only had a few spots to do then maybe, but we have too many areas and would be putting band aids all over to tune of thousands and thousands of dollars.

Damon: Asked for clarification on the \$12k-\$13k budget for ditching and that was only about 1/3<sup>rd</sup> of what was needed to be completed. Travis answered: Yes, that is what we thought we needed to have done; Rousseaux was in here about 4 to 4 ½ days – He was very cost friendly than previous guys. The amount to finish the job is \$3,000 to \$5,000 more than that \$13,000 quoted for the original job.

Board: Take all the Ditching Work expense out of the S.A.D. Funds.

No further Questions/Discussions

### **Beach – Marshall and Damon**

Damon: Concern on the clean up attempt after the Steak Roast. The pile of trash at the fence that animals got into, messed kids diapers and trash all over the Beach grounds because every trash can was over flowing. He has photos of

the mess. There were multiple coolers that were left at the Beach. There's a tent stake still on the ground that hasn't been removed. It was disgusting.

Mashall and Damon have proposed this in the past: The larger parties held down at our Beach need a deposit or something going forward. Steak Roast and Pumpkin Carving and Family Fun Day events

Board Discussion:

Sue suggests a contract with each larger event. Damon: the Event can rent a Dumpster, there is a lady in the neighborhood who does that and he will get those details. Add this in an Agreement for the following approved events held at our Beach: Pumpkin Carving / Steak Roast / Family Fun Day

Do we need to present this at our April Membership Annual Membership Meeting?

Kim: Can we do something with the Returnable cans container? It's always overflowing.

Board Discussion on how to deal with the messes that have been left after certain events/parties.

Kim: It was clean. Marshall and Damon, the (2) Beach Chairpersons said it was not, it was disgusting.

Damon is going to write up the agreement / deposit form.

Dana: Where are the Swing replacements? You said we were getting new swings a couple months ago. Marshall: I got them. Dana: Need help putting them up? Marshall: No not really.

Travis: Are we putting the new Swim Buoys out. Marshall: the plan was to put them in, everyone who wants to help do this – for whatever reason there isn't a pontoon available. Travis: Are the Chains out there still? Marshall: Yes. Everything is brand new. Jennifer: You are welcome to use my boat to do the job, just let me know. Sue: You can also use my boat as well if needed.

No further Questions/Discussion

**Communication – Jamie - Absent**

### **Old Business**

Jen reading from Agenda Follow Up Outstanding items.

1. Is Marshall on the account for AT&T Phone Line? Dana answered no and asked what do you need your name on it for anyway? Jen: Marshall needs to be an approved contact on the account so he can work with the AT&T rep when service is needed. Marshall: I don't need my name on the account but then you, (Dana), can deal with the service issues for AT&T at the Beach when it happens.
2. Charles Attard and the 5 Beach Keys Dues Waived – what was that resolution? Sue: absolutely nothing. He was emailed along with everyone – the second invoice and payment plan that we came up with – the resident has not replied to Sue's contact.
3. DTE Statements: are we getting these delivered in paper now Dana? Dana: No. Jen: Why not? Dana: I don't know why, they won't send them to me. Marshall: are we getting them electronically? Jen: Are you getting an email that you are getting a bill? Dana: That would be Don, I don't get an email. Jen: Don's on the DTE and you are on the AT&T? Jen: I'll ask Don to bring to next meeting. Damon needs a copy of it when we find it.
4. Leins on Homes – Jen: I am deferring out to another meeting.
5. Road Petition Update: Marshall: It's wonderful. Sue: can you please give us some more details? Marshall: Based upon what we need, we have a quarter of the total amount needed to pass the petition. We have 25% of the frontage based upon the first collection of signed petitions that we turned in in the first month. We need 51% of frontage. The Board discussed the footage numbers. Second Month of signed Petitions, Commerce hasn't accepted yet to count, because she just sent Marshall the approvals from the first month submission. Travis: How many properties do you think you have to turn in for the second month? Marshall: Same number

or better. He personally thinks they are larger properties, which will help frontage. Jen: How can we help. Marshall: I need to get them to Judy to count. Board had further discussion on process. Travis: Can we get someone from the County out here to a Board meeting? Marshall: The Engineer will come any day we want him to, but no one wants to listen to what I say. I have every bit of information about it that the engineer has given us. Travis: I don't discredit you on this, but the people who are on the fence may lean towards what he says even if it's the same exact information. Marshall: I'll have him here next month for sure. Travis: If we can know a couple weeks in advance we can blast out on FB, let's get people to know that he's coming to the Board meeting so that hopefully anybody on the fence will come to the meeting and get comfortable to sign the petition. Sue: Should we spend money from the General Fund to send out postcard notice because there are a lot of people not on Facebook. Travis: I don't know that we do that, because if the guy doesn't end up showing, etc. Jen: why don't we do fliers on outside of their mailboxes. Marshall: illegal. Do whatever you guys want. Next month, I will be here at 6:00PM and I will have the guy here. Out of the 120-130 I have spoken to, 12 are on the fence.

6. Marshall: Beach Keys. Need some. Some people are going to need them to get their boats out. Sue still has some.

### **New Business Discussion**

1. Sue: There are certain positions on the Board that we need reports from. I believe we have said this before but I'm not sure. I think Treasurer, I think Membership, I think Roads, I think Beach. – If we are not able to be here at the Meeting, I'd like to make a MOTION that that Board Member that runs that position needs to either have a report here for somebody else to read or email it to everyone within a week of the Board Meeting that they missed. Because I don't want to go another month without getting a Treasurer's Report. I want this month's Treasurer's Report – I want to look at it. Dana Seconds that MOTION.

Any Discussion – None

All in Favor – 6 yes 0 no -- MOTION PASSED Unanimously

Sue: Can Secretary please let Don know. Jen: I will email him for the Report.

Jennifer made MOTION to adjourn the meeting

Damon 2<sup>nd</sup> the MOTION

Meeting Adjourned: 8:27PM