



Wednesday, September 25, 2024, Mt. Royal Subdivision Board Meeting at Richardson Ctr

Board Members in attendance – (9 of 9) #14

Dana Swan– President

Brian Moore – Vice President

Sue Hargrave – Membership

Don Moroney - Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Travis Pennington – Roads

Jamie Leggat – Communications

Jennifer Kreutzer - Secretary

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

Family Fun Day went well talk more about that later, ditching was done that looks good. Fall Beach clean up is coming up and we will talk about the CD

Secretary – Jennifer Read the August 28, 2024 Meeting Minutes Meeting at the beach

Discussion: Sue July not August on first Page; second Page We can't have the details of what happened after the meeting regarding Treasurer's Report. It's my understanding that it is strictly what happens in the meeting. That is all that can be in the minutes. Remove the Treasurer's report from the minutes.

Jennifer makes MOTION to accept the corrected minutes – Don 2nd the MOTION.

Dana: All in favor to accepting Minutes as corrected – 9 Yes – 0 No - MOTION PASS unanimously

Vice President – Brian have been helping Travis with the jobs on the roads – rest recorder couldn't hear

Membership - Sue

As of today, we have 388 of our 489 properties paid in full. 79% Paid in Full.

Our outstanding balance is currently \$122,487

Discussion on Credits due for 2025 to a few properties. The Board talked over the details of the properties and decided to note the credits for 2025 for those properties.

Treasurer – Don

As of today, Bank Balance is \$110,330.69

Walked through the Month's charges and the Committee's Budget Balances for remainder of the 2024 year.

From August's Report you see we wrote a check to Family Fun Day for \$2,000 – we received back \$581.27 thanks to Kim Hradil for figuring all that out for us. Jennifer: Where is that deposit?

Steak Roast details show a deficit of \$197.48

Don's suggestion: whoever runs the Steak Roast in 2025 they should not be able to dictate the price of the steaks. Because if it comes up short, the Board is not going to write a check for the deficit.

Sue: This is an ongoing concern. We keep saying that Steak Roast and Family Fun Day are not Mt. Royal events – but we are writing checks for these items. Yet we do not have these people who are running these events presenting a budget to the Board. Which is in our By-Laws. If there is a Special Event, whoever is running the Steak Roast, they should come to a Board meeting and present their budget and we, the Board, decide on that. Checks are being written that we know nothing about.

Sue: Another issue. Marshall where are the receipts for the \$5,000 – Marshall showed a folder of receipts. Sue: does that cover all \$5,000; Marshall answered: No. Sue: then can you give back the funds not used for this year. Marshall: Yes.

Jennifer: Don where are these 2 items, The Steak Roast Deficit and the Family Fun Day Surplus, being shown on your reports? Don: you want them itemized. Jennifer: Yes, I think that's best – in the month's in which you received them. Don said: okay I'll try to do that. Jennifer: Would you please put the Month's End Dates in the Bank Balance columns to be cleaner on the report. Don said: you want all that? Jennifer: Yes, we need to clean it up.

Don noted that he is not using QuickBooks, it is all in Excel. Jennifer: You're not using QuickBooks for your Itemized details of expenses and deposits. Sue: It has to be put into QuickBooks. It is our Bookkeeping system. Your private excel spreadsheet is not. Don: Well, 2024 was all wrong. So for this year, this is what we got. This is where we start, this is where we end the month. I will itemize it all at the end of the year, so everyone can see everything that is broken down. Jennifer: Then why are we spending \$123.00 a month to have QuickBooks if you are not going to use it as the Treasurer. Don: get rid of it. Sue: No, you are writing checks from QuickBooks.

Sue, Membership Chair, and Don, Treasurer, discussed the workings of how QuickBooks is supposed to be working.

Sue: It has to be in there. It is not optional. It is our Bookkeeping System.

Jennifer: Don, how about you get your QuickBooks friend to navigate the system so that we begin using it correctly between the 2 committees that need to use it, Treasury and Membership.

Roads- Travis

1. The Additional ditching work to finish up the job was just under \$3,000.
2. Signs – with Hunt sounds like we finally got it figured out. She is setting up Miss Dig this week and we should have the signs going in next week.
3. Pot holes – will get the last of them finished up this week. Have a few bags of patching left.
4. The Vac Truck, still working on that with Brian. The only one really needed is the drain in front of Justin's, but again if we are going to get it in here we should utilize it for a full truck load. Quotes are still needed.

Travis: being my first year on Roads I have a question on Salting. Who makes that call, when do we make that call, etc.

Brian explained process and wants us to be at the upcoming Commerce Twp meeting to pick a better contractor for our roads which includes our salting.

Don: I have a check to write to Seymour, am I writing it or not? Some Board members answered: No, not yet or at all.

Brian went on to explain that Seymour brought in an outside contractor in – which he is not allowed to do per the township contract. Brian voiced this issue last year. We are not paying him. How many bills and what's the amount? Don answered: \$300 and something. Sue: He is trying not to pay his Dues. Sue received something that he is saying he is reducing his Fees on his Dues amount.

Sue: What is the contract state? Brian: 2 inches to plow. Sue: What about Salt? Salt is not in the contract. We, the Board, decide on when to salt and where to salt. We contact the salting truck, as needed. They are not to salt without contact from the Board.

No further Discussion

Beach – Marshall and Damon

Marshall: Beach Closing is this Saturday. He would love to be able to put the neighborhood Beach Closing signs up to let the neighborhood know, however, they are currently misplaced and unable to be located.

Marshall didn't want a date for Beach closing printed. It's still nice out. In 2025 we will not pick a date for Beach Closing. It will be noted as TBA.

Communication – Jamie Posting Beach Closing and Pumpkin Carving, which is Friday, October 25th at 7:00PM

Old Business

1. Dana: AT&T - there is nobody's name on the account, it's just our neighborhood. Anyone who wants access to it is to provide the account number and a PIN# when you call. Don: The bill is delivered electronically. NOTE: Dana says our AT&T Bill is paid monthly on our Bank Debit Card. AT&T Bill is now in paper and mailed to Dana's, the current President, address now.
2. Dana: \$5,000 CD –As of right now, we have \$5,002.46. Options: Take a copy of our minutes into Bank and flip it to a 4 month at 4.65% APR, an 8 month at 4.25% APR, 13 month at 2.00% APR. OR take the cash and deposit into our Comerica Bank – into another CD or put into General Fund. Sue went through the Comerica Bank CDs rates, the Board decided to cash out and deposit into current Comerica Bank account.

Marshall made a MOTION: to remove the money from the CD account at PNC and deposit the proceeds into the Comerica Bank account. Jamie 2nd the MOTION

All in Favor: 9 – yes 0 – no Motion Approved

3. Jennifer: The 13.00 Bank charge – what is it for? Don answered: it is a service charge? Sue doesn't want to go on assumptions, let's make a 5 minute phone call and find out what the service charges are for. So we have a clarification. Sue doesn't want us as a Board getting questioned. We need to be as transparent as we can be. Jennifer rephrased the request to Don, asking him to go into Comerica Bank to get clarification. This has been 3 months of the same question. Don looked through a bank statement that he had, and found it is just listed as fees and service charges. Don agreed to go into the Bank and sit with Mike to get the question answered.
4. Jennifer: Are the DTE statements being delivered in paper yet? And who gets them in the mail? Don answered: No. Jennifer: This is now 4 months we have asked for a paper statement for DTE. Someone on the Board, Damon, has asked for a paper statement since May 2024. Don: I don't get statements – it's an automatic debit. Don doesn't even get an email statement for DTE. Don agreed to stop by the Bank tomorrow and sit with Mike to get this resolved. NOTE: Don says DTE is an automatic withdrawal from our Comerica Bank account.
5. Road Petition Update: Marshall: Doesn't have an update for us, he hasn't taken all the stuff into her. But he has been getting a significant amount of signatures still. Jennifer: So when do you plan to take them into Judy? Marshall: next week. Jennifer: because her turnaround seems to be 6 weeks. We are soon getting into holidays. We get into November and everyone is going to say I have this, and that. If our road petition is all resting on Judy's shoulders – she needs time to complete her part of this process. Marshall: The submission to Judy will be next week. Marshall: This has nothing to do with the Board, and he can and will keep us updated by email as he continues through the process towards the hard stop deadline. December 18, 2024 Sue: then we request that you keep us updated after our Board meetings are done.
6. Jennifer: As for the Leins on Properties – I'm still in research mode. There are 2 avenues: A Lien or Small Claims Court. I want to review By Laws to ensure our actions are covered and will hold up. I pulled Lien process from other neighborhoods. I want to continue to get steps tightened up from Oakland County. To place Lien it's about \$30-\$35, so not sure if we can jump to Small Claims Court. To be continued.

New Business Discussion

1. Marshall: Want it in writing that people need to pick up their own stuff, garbage, etc. at Our Neighborhood Beach. We are not paid to clean up after people. We are not paid to clean up people's garbage. We are not paid to rake the sand at the Beach and make it prettier for you. We are not paid to clean up your crap off the road. We are not paid to trim your trees. People need to monitor their own children, monitor their own Ditches and Road Line. The trees that are going into the roads are not the responsibility of the Board to take care of and maintain. It is the Homeowner's responsibility. Empty Lot, Vacant Lot, or not. Those Residents who have landscaping growing into the road – one day it's just going to be gone. Call it an early warning, if we are tasked with cleaning it up – you might not be too happy. Jennifer: If we get the Road Petition approved, then we, as a neighborhood will have an issue with all the over-growth on our roads. I've mentioned this issue at previous meetings - everyone drives in the middle of the roads because of the all the over-growth that is not being maintained by the homeowner, vacant lot owner. I don't know how we get our neighbors, the neighborhood to become more responsible for their own properties. Travis: Do we bring this topic up at the General Meeting in April? Board: absolutely. For those repeat offenders, or the ones that are really bad, do we try to notify them and if they don't do the clean up and we have to then complete the clean up off the Roads – Do we charge them for the clean-up service? Don: You are talking about creating a By-Law. Marshall: I don't want to create another By-Law right now, we need to ask our neighbors to begin to take responsibility and care of their own stuff in all areas of our neighborhood. Putting it in writing to recommend to all of our neighbors to take responsibility for their own stuff. Sue: I have a way to get this out. The Mount Royaler goes out with everyone's invoice. Requested that every committee make their statement there. This is our way to notify everyone – if they chose to read it or not – we know they are getting the invoice mailing. These go to the printer the beginning of March 2025.
2. Jennifer: Can I ask a question about neighbors parking their cars in their yards. It's everyday. They are creating their own parking lot in their grass yards, sometimes multiple cars, and other vehicles. I know it is not in our By-Laws, but is this something we want our neighborhood to be able to do, on a daily basis? The Board said talk to Todd Martian, who was in attendance at this meeting – but out of the room at this moment. Terry Long is our contact person at the Township to enforce not parking in your yard. Doesn't this bother anyone else? Lots of answers from the Board. Jamie: per the township you aren't supposed to have a camper in the yard except for October to sometime. Dana: Not supposed to have it in the front yard. Marshall: Whatever the Township says, we can be above and beyond that. We can make our own By-Laws for this. Jennifer: It just makes our neighborhood look like crap. Damon: It would be a By-Law change. Travis: Talking Code enforcement – going back to the trees and overgrowth over the roads. There has to be a violation there I would imagine. Marshall: Trees are in the yards, not the roads – you have to maintain your property. Todd and Marshall talked through the Township rules. Trees are a Township ordinance - Dana asked Todd: What ordinance was broken that received the violation. Jennifer asked Todd: Who is supposed to come through our neighborhood and how often does he come through. Todd: Only when there is a complaint. Jennifer: So, we have to complain before Commerce Twp will come out to the neighborhood. Todd: Yes. Send an email: ordinance@commercetwp.com or 248-960-7060 Commerce Twp Building.
3. Don: wants to make a change to the By-Laws – he wants these meeting dates to be the first Wednesday and not the last, only so all the information from the previous month is complete. Marshall and Damon: if you change it, both are done. Sue: I suggest The Treasury Report should not be giving September's Treasurer's Report – we should be giving August's Treasurer's Report. So they are complete reports to post to the website. Jennifer: That allows for The Minutes and the Treasurer's Report to be of the same month. Starting in February 2025 we will begin this better practice.
4. Jennifer: I post the minutes every month since I have started on the Board (Feb or March 2023) and it is an easy process. But the Treasury Report has not been posted to the Website since 2015. I will connect Don via email with Jamie, Communications Chair and Jason Henderson, the guy who runs our website, so you can post

the Treasurer's Reports. There is a big tab for Treasury Report, and previous treasurer said at every meeting we had that she posted the report to the website, which never happened. Because I check the website every month, so I know mine is done and never see a Treasury Report. Don said he would figure it out.

5. Jennifer: Don, I need March 2024 Minutes emailed to me so I can get it posted to the Website. Travis: There is a phone app that you can take a picture of the minutes and it will turn it into a PDF file.

6. Kim Swan: Kim Hradil and I ran Family Fun Day and she asked me to give a run down on the event. A little disappointed on the Mt. Royal help this year. But it went really well! Maybe 75 less people in attendance this year. The reason we made money this year, is we bought very little decorations. We spent very little money and we got so many donations for food, chairs, tables, bounce house, etc. Most years we have to purchase these items. We got a lot of extra donations this year. Kim talked through the spreadsheet. The total cost was \$2,197 (\$733.73 on food and \$1,464 prizes, etc.) and they brought in \$2,779. Surplus of \$581.27 Kim Hradil is not going to volunteer next year, so it is up for grabs. Don has a copy of all receipts and copy of the report.

Marshall made MOTION to adjourn the meeting;

Brian 2nd the MOTION

Meeting Adjourned 8:39PM