



**Wednesday, February 26, 2025, Mt. Royal Subdivision Board Meeting at Richardson Ctr – CORRECTED MINS**

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

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**

Wants thoughts on resuming a January meeting in 2026, so we have more time to get things going for the new year ahead.

**Secretary – Jennifer** Read the October 23rd, 2024 Minutes. No questions.

Sue made MOTION to accept the minutes. Jamie 2<sup>nd</sup> the MOTION

Dana: All in favor to accepting Minutes – 9 Yes – 0 No - MOTION PASSED

**Vice President – Brian** Nothing to report

**Membership - Sue**

400 of our 489 properties paid in full. 81.8% Paid in Full for the 2024 year

Our outstanding balance for 2024 \$113,887.40 - Bankruptcy property is sending in odd check amounts which include cents. Sue has tried to contact the Bankruptcy Court regarding a property – no one will call her back.

2025 Invoices have been created. Reminder S.A.D. is no longer included in our Dues. Some interesting notes on 2025 Dues, if everyone pays their 2025 Dues (100% paying), we will bring in \$59,765. That is down \$37,925 by not having the S.A.D. Again, if we get 100% compliance of paying annual dues.

Need to firm up the dates for 2025 calendar and the Mt. Royaler so the Invoices can go out in the mail.

Some neighbors have already paid their dues. Which is great!

Outstanding balance that includes 100% of 2025 dues: \$171,640.93

Dana brought up: 290 Polvadera. 205 Tamworth in neighborhood or not? 215 Tamworth (Austins) – should not be paying dues on? Based upon a letter that has never been produced. They cannot produce the letter that they are associated with our subdivision. Discussion btwn Sue, Dana and Marshall continued on topic. Sue: Todd Martin went to Township to get documentation. Marshall: Todd went to the Township and they never produced the document. Sue: I think I have something – I will look for it. Marshall: the argument here is they cannot produce the paperwork. They have to prove to us that they are a part of the neighborhood and they cannot. (16/16: 25-29mins)

## **Treasurer – Don**

Don talked through November, December and January Treasury reports

Bank Balance January 31<sup>st</sup> is \$124,487.82

Sue: What is Amount vs Balance columns – Don says those are the budgets left in it. Marshall is saying Beach did not spend \$23,000 at the Beach. Discussion continued.

The Board walked through the profit & loss detail report for over an hour organizing the report to be easier to read for Membership.

Don agreed to clean it up and email it out to the Board so we can check the adjustments we discussed.

No questions.

## **Roads- Travis**

1. Already had a few stop signs taken out. A few were pulled out physically, because residents do not want to mow around them. And a few were taken out by vehicles hitting them. Travis will talk with residents that pulled our neighborhood stop signs. Will assess all to see how much money it will cost to fix.
2. Used 2 pallets of Cold Patch in 2024. Estimating 3 pallets of Cold Patch for 2025. Based on last year's numbers estimate for 2025 is \$3780.
3. \$350 for 15 gallons of paint for speed bumps.
4. Vac Truck was postponed until this Spring, because the company needed a map of all the catch basins, weep basins and storm drains. That took a bit of time getting that together. Total \$4,300 was with Power Vac of Michigan. Brian will get Corby quote.
5. Roads estimated 2025 Budget: \$8,430
6. Do we know where we stand on the Roads petition. Marshall: it failed. Travis: That being said we have no more S.A.D. funds for major road repairs and we have to wait another 2 years before attempting another Road Petition. Putting band aids on our roads is all we are doing and they get tore up quickly. Sue would like a fact sheet handed out at General Meeting because residence do not understand what Roads does. Travis: thinks it's the \$15,000 price tag. In the interim we need more money for Roads. S.A.D. needs to be proposed. Sue: FYI: S.A.D. was \$100 for Lower Mt Royal \$25 for Upper Mt. Royal.

Jen: the curve on Creedmore, don't know who owns the lot, but the brush needs to be cut back this Spring before it begins to grow, because everyone starts to drive down the middle of the road. Going to wear out the road more quickly not using both sides of the road. Is there an easement that we can cut back 3-4 feet. Travis, Jamie, Dana did it last year – it's time consuming. Travis: there is also a big pine tree over the road. Do we cut back to keep roads clear?

Jamie: Wants to see about getting a quote. Because some of the work was dangerous for us to do. Travis: getting a tree company out to do it, it's moving a bucket around, etc. Damon: It's a crew and a day's worth of work, probably a \$5,000 cost, but a good thing is that company will remove all the limbs and vines, branches. If we do it ourselves, where are we taking it all.

Jen: With Road's petition failing, when can we try again? Marshall: I don't know. I will go tomorrow to talk with her.

Marshall: Big Heavy trucks down a street in neighborhood – tearing up the roads horrible. Brian: the truck company will pay for the damage. We had the company pay for road repair when the 2 houses down by Kern's were built.

Jen: Can we enforce a Truck weight limit in our neighborhood – can we put up a sign for people with a conscience.

Board continued discussion on a S.A.D. and how we are going to maintain our Roads.

No questions.

## **Beach –Damon & Marshall**

Budget for 2025 – locks and keys, gate repairs, beach sand, AT&T, porta john maintenance, grass cutting and miscellaneous. \$6,000 + Maintenance & Utilities fees (\$6,000) – which ran to November in 2024.

Marshall said: \$2500 outhouse, \$1500 lawn, AT&T \$2,000 So Budget is adjusted to \$12,000 for 2025

Jen: At our General Meeting, Beach should let the membership know how much is saved on Dock install / removal.

They save the neighborhood \$2,000 annually for our Beach dock.

Beach Clean Up date is 4/26/2025. Commerce Lake Fireworks 6/28/2025. Mark Haggerty Halloween Party 10/11/2025.

Discussion on Steak Roast, Family Fun Day and Pumpkin Carving regarding event presentation to Board, clean up, TBD for date for events, etc.

Mark Haggerty Halloween Party is for adults in the neighborhood, all expenses are being paid for by Mark Haggerty.

Damon requested DTE bill again - Dana brought to meeting. Damon: We are only being charged \$20 for power usage, being charged \$78.25 a month for (2) high pressure sodium light fixtures that we do not have down at the Beach. He will address the issue with DTE.

Damon brought up getting a credit card again. Board had discussion on why and why not having card access for Beach.

Travis and Jen both said: Board needs to resolve. Debit card with monthly maximum limit of say \$1,000 – if over that amount then Beach needs to communicate with Treasury when debit card purchases are over said limit.

Jen: Beach needs to tighten up on turning in the receipts for the Beach purchases.

Travis: Beach needs to send a picture of the receipt the same day as purchased and follow up with a hard copy of the receipt, sent via email within 48 Hours to Treasurer.

Brian MOTION to give Beach debit card access for Beach purchases. Dana 2<sup>nd</sup> MOTION

Board voted – 9 yes 0 no – MOTION PASSED

No further questions/ discussion.

**Communication – Jamie** Going to do the Mt. Royler in time for the Invoice mailing.

Sue suggested each Committee put verbiage in the Mt. Royler mailer – because there are only a handful of residence that attend the meeting – so in the mailer more people are given details of our neighborhood.

## **Old Business - None**

## **New Business Discussion**

1. Board discussed: Jen, secretary, to have the April General Meeting 2024 minutes DRAFT posted on our website for all residence to access. To encourage residence to be more informed for our General Membership meeting. Board good with Draft being posted by first week of April.
2. Sue: Elections for 2025: Sue, Dana and Don. Sue will be stepping down. Whoever takes over, Sue will help out through the Summer. Highly suggesting: No cash should go through anyone except Membership, because there were a ton of problems that Sue inherited.

## **Discussion & Comments:**

Don made MOTION to adjourn the meeting. Sue 2<sup>nd</sup> the MOTION

Meeting Adjourned at 9:15 PM