



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

Wednesday, April 23, 2025, Mt. Royal Subdivision General Membership Meeting at Richardson Ctr

Board Members in attendance – (9 of 9)

Dana Swan– President

Brian Moore – Vice President

Sue Hargrave – Membership

Don Moroney - Treasurer

Marshall Maybrier -Beach

Damon Jaroslawski - Beach

Travis Pennington – Roads

Bob Martin– Communications

Jennifer Kreutzer - Secretary

President - Dana - called meeting to order at 7:30 PM

Secretary - Jennifer Read April 2024 Minutes.

Fred Weber: MOTION to accept the minutes. Todd Martin: 2nd the MOTION.

Discussion: Request a Microphone system, can't hear in the back.

Membership Voted. MOTION PASSED

Vice President – Brian - Clean your ditches please. Help your neighbors.

Membership - Sue

2024: 82% of our property owners paid in full. 2nd invoices go out July/Aug. Hardship payment plans can be requested. 2024 outstanding bal.: \$113,887.40 Still have 55 properties (11%) who owe 2 or more years of past due payments. Totaling: \$107,000. 23 properties owe \$2,000 or more. Totaling: \$73,000. If you have suggestions, outside liens, please let the Board know. If you see a home for sale email Membership@mtroyal.org. Will contact the Real Estate agent to try and capture unpaid dues at sale.

2025 March Invoices: 189 of our 489 properties have paid (38%). If 100% paid in 2025 income would be: \$59,765. The potential money lost since our 6 yr S.A.D. for road repairs ended is: \$37,925.

Discussion: none

Treasurer – Don

03/31/2025: Bank Bal. is \$131,700.93 As of today balance is: \$146,309.57. Budgets based on last year's numbers from QuickBooks.

General Fund: Beginning balance \$26,447, Brought in \$20,381.90. A \$5,001 CD Dana found was deposited. Expenses were: \$11,293.32. Ending Balance: \$40,535.17. Budget for 2025 at 100%: \$20,381.90. At 80%: \$16,305.52.

Roads Fund: Beginning balance \$4,885.17. Brought in \$21,880.92. Expenses: \$11,486.90. Ending Balance: \$15,279.19. Budget for 2025 at 100%: \$21,882.92. At 80%: \$17,504.00

S.A.D. Fund: Beginning balance \$58,200. No more coming in.

Beach Fund: Beginning balance \$4,060.00. Brought in \$24,348.66. Expenses: \$22,469.80. Ending Balance: \$5,938.91.
Budget for 2025 at 100%: \$24,348.66. At 80%: \$19,478.93

We carried over \$110,000 in our bank balance.

Discussion:

Dean, 4385 Achilla: IS the \$58,000 in S.A.D. going towards road repair? Don: Yes. Fred, 4955 Whitlow Ct.: Clarification for S.A.D. Fund, the budget should be \$58,200. Rusty, 1081 Island Dr.: Since it's the last year of S.A.D. are you going to spend all of it? Travis: Don, I'm showing a much lower balance of: \$20,051.50. Yes, all S.A.D. will be used for road improvements.

Carl, 4683 Achilla: Did we collect \$20,381.90 in General Fund or \$16,305? Don: Collected \$20,381.90 but we use 80% of what we collected for budgets.

Sue: If we got 100%, the budget would be \$20,381. We tend to get 80% so that is: \$16,305. The Budgets should be set at 75% of the maximum amount. So, we need to edit the Budget. We cannot do our budget on 100% of income.

Resident: The Column saying 100% is 2024 actual income deposited, which is the 80% of residents paid.

Dana: MOTION to accept Treasury Report Todd Martin: 2nd MOTION

Membership Voted. MOTION: **PASSED**

Roads- Travis

Roads are in really bad shape & getting worse. Last year we took care of a sinking drain basin at Oakestia and Ridgemont. Additional drainage issues cause flooding on Polvadera and Sherbrooke. Homes/garages are flooding.

Completed a lot of ditch work. Ditches are not for your grass clippings, leaves, or sticks. The neighborhood is not responsible for your ditches. Help your neighbors out. Keep your ditches clean. It may not affect you, but it may affect 20 homes past you. The County did some work that is bringing more water down Polvadera. More reason to keep your ditches clean. Replaced some signs last year. Unfortunately, some were taken out and others knocked over. This needs to be addressed.

With S.A.D. funds done, we will have substantially less money for patching potholes. We will patch the large potholes and paint the speed bumps. There is new construction past Island Dr. with large gravel trucks tearing up our already torn up roads. Trying to get contractor or homeowner to address damage done. Uncertain of outcome, but trying.

Getting Tree work quotes to cut back overgrowth on roads & intersections. Stop signs cannot be seen. Kids that don't stop at stop signs on golf carts - someone's going to get hit. If signs are on your property, please take care of your trees/shrubs for the safety of our kids. Plan to clean the drain basins out and jet out some of the problem culverts.

Discussion:

Michelle, 4383 Bluebird: Catch basins on Bluebird are really bad right in front of my house. Water up to knees in front yard. Garage & car flooded. Inches of water inside my cars. Started in 2021. Catch basin up the street does not drain. All that water comes down to my house. Travis: These are on the list to be addressed.

Ivan, 673 Sherbrooke: For 2 years, I've mentioned our culvert on Achilla & Sherbrooke is crushed. Water is damming up and flooding properties. I've been asking to get this fixed before any new roads possibly get put in.

Tom, 9701 Sherbrooke: Shed and garage get flooded, usually knee deep.

Lynn, 627 Sherbrooke: Driveway floods and we are East of Ivan. The water had nowhere to go.

Chuck Berris, 749 Sherbrooke: Thank you Roads. What you did on Polvadera helped tremendously, where I'm at. What work by the county has increased the water flow into neighborhood? Travis: They put new culverts in under Sleeth

Rd. into the system on Polvadera. Not sure if they are larger for better drainage off Sleeth Rd. We were not made aware of that work.

Marshall: We have a new roads petition. Jason Mayer, Township engineer: Prepared the estimate for roads repaving & storm improvements. We manage the project and ensure it is installed correctly. The current estimate is: \$15,900 per parcel. A 10 year S.A.D. Estimate includes \$500,000 for storm repairs. Unknown if that would address all problems. First thing we would do, if you get 51%, is to meet with you to understand issues. Fix some storm issues, but main project is to repave all roads in Lower Mt. Royal, including the dirt roads of Sundew, Mt. Royal Ave., and Wakefield. Estimate includes a 20% contingency. Final cost unknown until we get bids. The first step is to get 51%. This process has been going on for at least 10 years. The S.A.D. is about an 8 month process before construction starts. After the 51% is completed, Township Board approves it, then design, then out for bids. If approved, earliest this project will get going is next year. Probably a 3 or 4 month construction project. Reviewed 2014 estimate for same Petition, our current estimate is \$1,300,000 more. It's increasing roughly \$130,000 a year for estimate of cost.

Rusty, 1081 Island Dr.: How far down the roadbed are you going? Jason: Everything. We are going to take out the entire base, put in new Base and 4 ½ inches of asphalt. It will be brand new roads. Rusty: Curious, on curve of Sherbrooke/Ridgemont it isn't as beat up as other roads. Does it have a different base? Jason: Maybe built with a different cross section. Could be less bigger trucks driving on it. Don't know why it's held up better.

Noble, 4530 Mt. Royal Ave.: for the unpaved streets, we have 1 access in & out, no place to park. How long will it take to pave? Jason: We will know after a contractor is selected. The Whitlow Ct. paving, one road dead end, didn't have issues. They make it work. Typically, once the base is in, you can drive on that. Since it's a short section, after paving you can probably drive on it within a day. Contractor puts fliers on people's doors as the project goes along.

Paul, 535 Sherbrooke: At my house, there appears to be a driveway but it's not, it's the road. Am I guaranteed you will pave that? Jason: If it highlighted yellow on map, then yes. If not, the 20% contingency should address such items.

Dana: If the petition passes, is there another vote after you give us an estimate? Jason: Your voting based upon the estimate provided, which is conservative based on pricing seen on bids. Once you sign the petition, you are in the S.A.D. The only way the S.A.D. doesn't move forward is by the Township Board deciding not to move forward. If everyone comes to the meetings and states no one wants this anymore, or the costs come in way higher than estimate. But it's the Township Board's decision. There will be a mailing from Township notifying of 2 public hearings. Your chance to speak about the project.

Travis: Is there a cap? Estimate at \$15,900, if it comes in at \$17,000, is the Township still moving forward? Jason: There is a threshold, not sure if it's 5% or 10% or what %, but if significant the Township attorney typically would recommend that they don't move forward with it.

Carl, 4683 Achilla: Does estimate include the Creedmore bridge? Jason: No, it's just the road paving. Base and asphalt. Marshall: We are not repairing the bridge. Carl: Is there chance the Township could say: Since you are now ripping up your roads, you all have to hook up to sewage. Marshall: No. Jason: State Law states that if you are within 200 feet of a public sewage and your septic fails, then you are required to connect.

Rusty, 1081 Island Dr.: Township doesn't require anyone to do anything unless a major failure occurs. Has to be done by S.A.D. Happened with our garbage. Anything we do with roads is up to us to approve by signing the petition. The S.A.D. for roads will come to you as a separate mailing. There's no financial assistance from Township/County to help you pay this S.A.D. if you cannot afford it. If you don't pay your bill, after 3 years, it goes to default. You could lose your house, if you don't pay it. Call the Treasurer at the Township to walk through what happens if you do not pay the S.A.D.

Resident: If this goes through, what about handing our roads to the County so we don't have to do this again. Marshall: If it goes through, and roads are perfect, County still won't take our roads. They can't maintain what they have now.

Keith, 170 Foxbury: Are there going to be asphalt curbs? If yes, what happens with direction of water flow. New catch basins? Jason: No curbs. We are taking out the existing road and putting in new. Storm drainage issues will be addressed in design.

Frank, 4517 Oakestia: Moved in 7 years ago, there is a right-away of pavement in front of house. If they pave the right-away they'll go right over my well head - 10 feet from house. What happens to me? Jason: We are not moving the roads. We are paving the roads where they already are.

Kevin, 4625 Sundew: Have same problem as Polvadera. Will the drainage pipe be addressed? There is a 24 inch culvert pipe underneath Sleeth that drains into Sundew, and intersects at Polvadera and Sundew where the other drainage pipe is. Jason: Can't speak to each issue, but in design, we will look at all complaints. Kevin: Water off the road, will that be a leaching system? Jason: If we can get it to the river/lake, yes, that is the preferred method. Kevin: Any provisions from the State or County that allow us a grant, being we are Watershed. Jason: We've looked into it for other S.A.D.s that were way more expensive per parcel than yours, we couldn't find anything. We would apply for it if there was.

Resident, ? - Drainage concerns have a place keeper of funds to address some hot buttons. Jason: Yes, we have \$500,000 for storm improvements. Also a 20% contingency. Resident, ?: My issue is we do new roads, which is the ideal time to address drainage issues, but if not enough funds to fix – we could be making situation worse. Jason: There are a lot of drainage issues. We will try to address main ones in the project.

Jamie: Does it include speed bumps? Marshall: No. If we want to go back to speed bumps we can later. Jason: We can put speed bumps in if that is desired, is within the quoted estimate.

Gary, 833 Sherbrooke: Can the speedbumps have a height limit? I currently have one way in and out of the sub because of some speed bumps.

Dean, 4385 Achilla: We've added the unpaved roads to this S.A.D., does that raise the cost for those on paved roads? Jason: Maybe a slight increase, but not a big difference.

Kevin, 4625 Sundew: What is the lifetime of the roads? Jason: A maintenance budget for crack sealing is included. With proper maintenance, at least 20 years. Also have a 2 year guarantee warranty.

Rachel, 5020 Whitlow Ct.: Thank you, for Whitlow Ct. repaving. It went very smoothly.

No further questions.

Beach –Damon & Marshall:

Marshall: Beach Clean Up is this weekend. Have enough firewood. Concentrate on clearing the brush around parking lot and entrance road. Reminder to not use staples for decorations. Suggestion: Flip over little blue rafts so they are clean for kids to use. If you move a picnic table to the lawn, please put it back on the concrete – helpful to our lawn guy. Have Golf Cart parking toward the woods, so car parking spots remain open. Will have a sign. Spot next to boat launch is for the Sheriff boat. Sheriff Parking sign will go up. Damon: Please come down and help. It's the same 10 people every single year.

Paul, 535 Sherbrooke: What about the Boat Ramp? There is a problem launching a pontoon. The concrete pad has a huge hole. Marshall: We've worked on it and filled it in, but people that power load their boats blows that gravel out repeatedly. We got a quote for concrete planks to extend the ramp, but price is more than we can afford.

Ivan, 673 Sherbrooke: \$140/ month for internet at the Beach? Aren't there other ways to get internet service. Marshall: We are looking into it.

No further questions.

Communication – Jamie Please volunteer. Family Fun Day needs someone. Keith will do it but wants another neighbor to help him. Keep your yards clean and brush off our roads. If we put a Stop sign in, do not remove it.

BOARD MEMBER ELECTIONS: (3)

Dana Swan – stepping down

Don Moroney – stepping down

Re-election: Sue Hargrave - nominated by: Jennifer Kreutzer, 2nd by: Travis Pennington – Sue accepted

Kim,300 Polvadera: nominated Susan McClive, 2nd by: Dana – Susan accepted

Jamie: nominated Rachel Rowan - declined

Laura, 3100 Ridgemont: nominated Bob Martin, 2nd by: Tracy, 4685 Ponderosa – Bob accepted

Membership Voted. **Elected Board Members: Susan McClive, Sue Hargrave, Bob Martin.**

Old Business

Sue: Fiscal year is Jan-Dec. but we vote on the budget in April. Would like to switch the Fiscal Year back to Apr-Mar.

Sue made MOTION to change the Fiscal Year to Apr-Mar. Karl, 2nd MOTION

Discussion: Susan, 535 Sherbrooke: You would have to change everything in QuickBooks. It causes issues. Sue: we send out Invoices in March, so we would be getting money for a Fiscal year before it starts.

Sue Tabled her MOTION

New Business Discussion

Rusty: How are the Road petitions going to be handled? Marshall: I will do it any way you guys want to. Rusty: do you have a printout of every deed, so you know who needs to sign? Marshall: Yes, but accuracy from the Township has been questionable. Tracy, 4685 Ponderosa: Is this a new one? Yes, it is. Sue: What are we doing different from last one, so it passes this time? Marshall: We had the engineer here tonight to answer questions. Paul, 535 Sherbrooke: What's the process going to be to get more people to sign? Marshall: Separated it into roads this time. Open to suggestions on how to do this this time. Jen: What is the date of the start of the Petition? Marshall: Last week. Travis: We have Board meetings at the Beach every month, everyone is welcome to come, we will have the Petition there to sign. Will answer any questions we can. We've discussed processes at Board meetings to nausea. One is teaming up and going door to door. Now that it's more organized & we have better information we will do that.

Petition is 6 months - Deadline is Oct 4th.

Tracy, 4685 Ponderosa: Suggest sending out a letter explaining the engineer was here, what you learned, details on expenses, etc. Jen: Sue, how much does it cost to do a mailer? Sue: \$600+.

Laura, 3100 Ridgemont: Biggest objections: 1. is cost, Marshall: 2. Handful of people upset over the Bridge petition and won't sign. Laura: Find incentives/answers to convince more people. Travis: The 3rd objective was not knowing all the details. Unfortunately, not going to know all details until it passes, when they start survey work, design, etc. and bid out the work.

Ivan, 673 Sherbrooke: The culvert I mentioned is not going to be fixed then. Marshall: It's to our advantage to use our money to fix some of the big problems, so we don't get billed from them. Ivan: People are not signing it, because they've been promised fixes that have not been done. Marshall: This is separate from our neighborhood road work. Travis: We help create the scope of work. We can tell them we need this culvert, or that one. However, only a \$500,000 allowable.

Lynn, ?: Suggest online petitions? Cannot do - signatures need to be original.

Noble,4530 Mt. Royal Ave.: Post on FB page, leave on Banner of FB page. Buy cheap signs & places at entrances of neighborhood to notify people of petition.

Fred, 4955 Whitlow Ct.: The Whitlow Ct. paving, I created a plain English summary sheet and handed it out in person. Asked residents to review and someone would be back to answer questions. Has templet for us to use.

Rusty, 1081 Island Dr.: Judy, at the Township, said: If a house is in Trust or held by Corporation, the likelihood of signatures is nil. Expect 30% will not sign because of those situations. You must have everyone on the deed sign exactly as is.

Kevin, 4625 Sundew: What was the % last year? Mashall: 34%, was the best we've ever done. Anyone who wants to take part in it, I'll give them any part they want.

Dana: We want to change meetings in the By Laws. We took out Nov., Dec., & Jan. Recently, we needed a Jan. meeting.

Dana made a MOTION to put January Board meetings back in the By Laws. Sue 2nd the MOTION.

Discussion: Todd, you can just call a special meeting. Instead of going to vote. Sue: We realized we need Jan. meeting to get ready for April. Marshall: The quorum was done at the beginning of the meeting at sign in.

Membership Voted. MOTION: **PASSED**

Sue: Next year we have to vote to change the By Laws. Have to put it in the agenda to membership.

Marshall: The seawall at the Beach. We don't have the money for the seawall, the launch. We need to look at possibly raising the Beach dues, or we will never be able to fix these things. Dana: You laugh at raising the dues, but we currently pay \$11.25/month for dues. It's going to have to happen sooner or later. Damon: Operations costs example: grass cutting went up \$520, and that's just one increase. We need to increase the Beach dues to do anything of significance: a launch, a seawall, a shed. We don't have the money to do these things.

Ron, 4530 Mt. Royal Ave.: Made MOTION to increase Beach dues.

Rusty, 1081 Island Drive: We recently shoved down everyone's throat that all had to pay for the Beach. I never use the Beach. Everybody uses the roads. I suggest if you want more money for the Beach, do a S.A.D. for the Beach and anyone who wants to be a part of the Beach is welcome to do so. Roads are a whole different thing. You can't get to your house without a road. The Beach is a choice.

2nd MOTION: Henry, 1035 Ridgemont.

Discussion:

Travis: I understand that not everyone uses our Beach. However, when you sell your home your property values are higher because of your Beach access.

Sue: We can't do a blanket increase. It must go to one of these 3 categories: General, Beach, or Roads.

Don: Was there any notice sent out that this was going to be up for discussion? Jen: It's new business.

Sue: It would be voted on now. Sue: It isn't a By Law. In the By Laws, it is noted that you have to pay dues and it does specify an amount. But the re-initiation fee does not specify the amount. It is not a By Law change. Marshall: It is not a By Law change. If it is approved today, it goes into effect next year.

Ron, 4530 Mt. Royal Ave.: Amended his MOTION to raise Beach Dues to \$75.

Henry, 1035 Ridgemont: 2nd MOTION.

Discussion:

Kevin, 4625 Sundew: How many houses pay Beach dues? Sue: 489 are invoiced, 80% pay. Does this increase get you what you need? Marshall: No, but it's a start. If we do a S.A.D. every house in sub pays the S.A.D.

Fred, 4955 Whitlow Ct.: When we chose to raise extra money for special projects, we should never call it a S.A.D. again. It causes confusion with the Township's S.A.D.s

Barb, 825 Ridgemont: Suggests to give everyone a copy of minutes, instead of spending 40 minutes reading them.
Marshall: It is in the By Laws to read the minutes. Sue: That's why we post DRAFT minutes on the website for the April meeting. Barb: Find a way to condense.

Membership Voted. MOTION: **PASSED**

Glen, 4670 Achilla: I make a MOTION to raise the dues for roads. Why not \$200 extra.

Sue: In 2018 a S.A.D. was voted on and went into effect in 2019 for 6 years. Marshall: If voted on and passes today, the increase goes into effect next year, because our billing goes out in March.

Glen, 4670 Achilla: Made MOTION to increase \$200 in dues to the Road fund.

Ivan, 673 Sherbrooke: 2nd MOTION

Discussion:

Fred, 4955 Whitlow Ct.: If people see that we are going to increase our Roads dues, they may not support the Roads Petition. Sue: The Roads Petition maybe in the next few months. This Road dues increase isn't until next year.

Glen, 4670 Achilla: Amended MOTION to increase Road fund dues by \$200 if the Road Petition does not pass.

Ivan, 673 Sherbrooke: 2nd Amended MOTION

Discussion:

Travis: Concern is we are looking at \$135/month for 10 years vs. people thinking that \$200/year is going to fix our roads. Many are going to choose \$200/year over \$135/month for 10 years. We have been putting band-aids on bullet holes when we do our best to patch the potholes. The roads are literally crumbling. Alligator cracking. There is no way to fix all of that is needed without completely ripping it out and repaving the roads.

Rusty, 1081 Island Dr.: When I made MOTION for \$100/yr Road repair S.A.D. 6 years ago, I purposefully did not MOTION to renew, I want the roads to go terrible, so people will sign the petition. The problem with the roads is underneath. If you like where you live, this is what it costs.

Membership Voted. MOTION: **Failed**

Discussion & Comments:

None

Marshall made MOTION to adjourn the meeting. Todd 2nd the MOTION

Meeting Adjourned at 10:13PM