

Wednesday, August 26, 2026, Mt. Royal Subdivision Board Meeting – Beach

Board Members in attendance – (7 of 9)

Travis Pennington– President

Jamie Leggat – Vice President

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslawski – Beach - **Absent**

Keith Bowers – Roads

Bob Martin– Communications - **Absent**

Jennifer Kreutzer – Secretary

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

Vice President –Jamie – no comments

Secretary – Jennifer Read July Minutes

Sue: MOTION to accept minutes. Jen: 2nd MOTION Discussion: none

All in favor – 7 All opposed – 0 MOTION: **PASSED**

Membership - Sue

377 of 490 properties (77%) paid in full. Outstanding balance: $120,385.00.
Worked with Tammy Cook, at Township, to audit addresses. Discovered 2 properties billed separately merged in 2008. These residents have not paid in 20+ years. Cannot be merged without details. Sue & Susan are working to resolve.

Current residents are selling their property and buying a different property in Mt. Royal. The $100 Initiation fee is in the status letter to the Title company. A resident called, said I am already a member, do I have to pay the Initiation fee?
Travis: Don't write them a reimbursement check. Credit next year's dues.
Marshall: If you bought as a homestead and current a member, then give a credit. If you're a business buying the home, you pay the $100 Initiation fee.

5130 Whitlow Ct. sold in Sept. 2025, we weren't notified and we lost over $1,000 on that closing. Title companies do not call us on sales. If our HOA comes up in a title search and the title company does not record it on closing documents, the title company is legally responsible for the missed HOA funds due. If it is not noted on parcels, Deeds, etc. – Title companies are not required to cover if missed at closing.
Sue: Can we add our HOA to each property, so to stop missing sales? Can we set up Frank S. Saulter Mt. Royal Country Club key word link to our website? Keith will ask his real estate attorney how to accomplish catching sales before closing that have outstanding HOA dues.
Sue: Wants to know what title companies are supposed to do, even when homeowner states there isn't any HOA dues.
Jen: 61 neighbors, usually current in dues, have not paid yet, is that normal?
Sue: Second invoices being mailed out this weekend. Waits now until August to mail now.

Questions: none

Treasurer – Susan

Bank balance: 7/31/2026: $152,694.52

Mentioned YTD remaining balances from hand out.

Questions: Jen: Are we not collecting any S.A.D. funds with house closings? I thought it was a running total. Susan: Plan to tally all collected S.A.D. this year and put it in S.A.D. Fund for 2027 to use.

Marshall made a MOTION to take all S.A.D. money received and place it in our Roads Fund going forward.

Jen 2nd the MOTION. Discussion: As the S.A.D. is no longer an active Fund.

All in favor – 7 All opposed – 0 MOTION: **PASSED**

Sue: MOTION to accept Treasurer's report. Jamie: 2nd MOTION Discussion: none

All in favor – 7 All opposed – 0 MOTION: **PASSED**

Roads- Keith

At 633 Sherbrooke, they put new drainage, basins & stone in. Will put seed down for Ivan too.

Achillia & Polvadera started to wash out. The pipe is rotted. R&R to cut the asphalt, put drain wash on both sides, new collars, new 10-inch pipe. Same road fix we did earlier but hopefully not as involved. Fear is Amazon or garbage truck driving over this spot. Cost is $2,900. Which includes filling potholes in the area.

Getting list done with signs. Researching pricing at Hunt & American sign. Scheduling speed bumps painting. Sunday, we will fill a bunch of potholes. Engineering firm completed with their due diligence. Starting design. They are working on the drainage issues which is slowing the progress of the Roads Petition project.

Jen: Are the stop signs up? Keith: Not yet, within next couple weeks.

No further questions.

Beach – Marshall & Damon – Damon Absent

Marshall: Damon & I have asked to be removed from the Board text group. Request only important information be sent. Travis: Why is (1) Bouy pulled in? Marshall: Both Buoys will be filled with foam. They are sinking.
Travis: Is the tire swing chain broken? Marshall: It's not broken. The tire rotted. Will be fixed.

No further questions.

Communication – Bob - Absent

No report
Questions: None

Old Business:

Steak Roast Funds. Steve Michell, event coordinator: Detailed handout of event results. Great night. Surplus: $1,300. Steve agreed to be event coordinator for 2027.

Flagpole update: Jim Coolican: Adjusted the light to see how it goes. Reimbursement for the light tabled for now.

Family Fun Day budget: Sammie Kern, event coordinator: Detailed budget proposal handout.

Marshall made MOTION to approve $3,000 for Family Fun Day.

Jamie 2nd the MOTION. Discussion:

Travis: would like to know more about the budget. 2025 Budget was $2,000 – why $3,000?

Sammie: Bringing back things from when I was young. Dunk tank, better prizes, face painting, bounce house, and the food. Need access to Storage unit to reuse decorations from Steak Roast. Theme: 250th Celebration of America. Keith: Face Painting is donated ($300 in budget), the DJ is donated ($0.00 in budget), Dunk Tank is donated ($300 in budget). These donations will help but costs have gone up. Family Fun Day date is Sunday, Sept. 20th.

Commerce Twp Fire is confirmed to start parade at our Library (Ridgemont & Polvadera) at 11:30am. TJ, Warren and Marshall are cooks. Wants to give tips to those donating their time. $100 each to Dunk Tank, facepainting ladies, Roedigers, & the DJ.

Jen: Can we tighten up who you want to give $100 tips too. Sammie: Yes.

Travis: Let's start with $2,500

Marshall amends MOTION to approve $2,500 for Family Fun Day

Jamie 2nd the MOTION. Discussion: None

All in favor – 7 All opposed – 0 MOTION: **PASSED**

First Aid kit at Beach: Not a requirement in Insurance policy. Marshall: Bought it, the case to hold it and the plaque to hang it on the wall of the shed. Jamie was asked to keep it full – she agreed to check & replenish it once a month.

New Business:

Changing Bank Account: Susan: Comerica is changing to 5th/3rd. Currently have a basic business account. We have service charges for our high volume of deposits in some months. 5th/3rd Business Elite option: rules: Balance of $50,000 and under 1,000 transactions/per month = zero service fees. We can invest in CD or Money Market making interest – but we have to file a tax return.

Sue made a MOTION to choose the Business Elite Account when the bank changes to 5th/3rd

Jen 2nd the MOTION Discussion: None

All in favor – 7 All opposed – 0 MOTION: **PASSED**

Neighbor Boundaries: Jim Coolican: Went to County. They couldn't find anything on our subdivision. Contacted our former lawyer, Jeff Hanche. We filed suit when we did the boundaries of the Beach – had it all certified. Pretty sure did one that encompassed the whole subdivision. Need our tax ID to look it up at county. If we have the early 1990's records, we might have the documents needed. Susan: Will look at the Beach Lawsuit file, looking for official boundaries of Mt. Royal.

Marshall: What are we doing with the Multi-Lakes grill used for Steak Roast. Steve researched cost of renting a similar grill for future Steak Roasts, roughly $200 + propane cost. If we want it, it needs to be refurbished. Jen: I suggest using the surplus funds from Steak Roast to refurbish. Marshall: If we do not want it, Multi-Lakes wants it back. Steve will research cost so we can decide. Keith will ask around as well.

Open Discussion:

None

Sue: MOTION to adjourn the meeting Jen: 2nd MOTION Discussion: none

Meeting Adjourned at 8:18PM