



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

Wednesday, February 25, 2026, Mt. Royal Subdivision Board Meeting – Richardson Center

Board Members in attendance – (7 of 9)

Travis Pennington– President

Jamie Leggat – Vice President - **Absent**

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach - **Absent**

Keith Bowers – Roads

Bob Martin– Communications

Jennifer Kreutzer – Secretary

President - Travis called the meeting to order at 6:59 PM

Secretary – Jennifer Read the January Minutes

Marshall: MOTION to accept minutes Jennifer: 2nd MOTION Discussion: None

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

Vice President –Jamie

Membership - Sue

Invoices going out early March. Mt. Royaler publication to Sue asap for mailing.

Outstanding balance is: \$177,931.00

Questions: none

Treasurer – Susan

Bank balance 1/31/2026: \$130,910.43

State Farm: Tim Peacock is our representative. They handle our liability insurance. Quoted a Surety Bond that covers 9 Board members. \$25,000/each occurrence. Cost is \$222/year. Tim will attend a meeting to give details of coverage.

Sue: MOTION to pay \$222 for the Surety Bond. Marshall: 2nd MOTION Discussion: None

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

Questions:

Sue: How do we use the “left over” funds from prior year for high-cost projects instead of having a high bank balance.

Susan & Marshall: The funds stay in the General fund (Bank Account). We need to ask the General Membership to vote on a dollar amount from the General Fund for specific projects. Earmarking funds is not needed. Needed are Motions for the specific projects at the General Membership Meeting.

Roads- Keith

Travis: Had a drainage concerns discussion with the consulting firm for Commerce Twp. Vac Truck project delayed due to the lack of information on paper showing all drains in the neighborhood. Will walk neighborhood to map drains ourselves soon. Ascension Tree Company finished the 2nd day & ½ of tree work. DTE also has tree workers in the neighborhood clearing around the powerlines.

A resident, Jim, who lives on the curve of Sherbrooke expressed concern that we didn't reach out to him before Ascension tree work. They or DTE tree workers left stumps. Told him we posted on FB page regarding over-growth on roads, etc.

Keith: Plans to streamline Road concerns, using google doc. Neighbors can report issues via this document to be sent to the Roads Chairperson. A Roads email needs to be created. Travis: Have Jason make email address' for Roads, President, Beach. Jason needs to be replaced as the Website Editor.

Questions:

Bob: What do we do about the Construction trucks demolishing our roads? Marshall: If the township would put a Bond on every permit for building in our neighborhood, we may have a chance to get some recovery for trucks ruining our roads. Currently, the truck driver's answer to us is your roads suck and my load is legal. All you can do is call Road Commission at Commerce Twp and have supporting photos to show the trucks that are ruining our roads.

Beach – Marshall & Damon

Marshall: Lawn mowing increased to \$75 a cut, everything else in Budget remains the same. We are raising In & Outs fee to \$100 from \$50. Probably spending \$5,000 of our budget to prep for a new shed. Work towards a new shed next year, as our shed is falling apart.

Susan: We received \$850 for In & Outs in 2025.

Marshall: In & Outs money will go towards cleaning the Launch. First quote received was \$26,000 to clean it- go out 6-8 feet deep and clean it all the way to the ramp. Marshall has walked the launch often and always comes out bleeding because it's so nasty.

Jen: Do you get sand every year? What is the solution to lessen the sand piling up by the launch.

Marshall: Yes, 10 yards every year for both the land and water beach areas. Solution is we need more rocks placed. Extending the break wall to lessen the sand washing into the launch area. Possibly 20 more rocks.

Beach Clean Up Date - Fall is 10/03/2026

Communication – Bob

Will update the website. Will get pictures in website. Will talk with Jason on the Website / Domain.

Sue: I think we pay him every three years. Marshall: We don't pay him. He needs to be paid, replaced or some kind of arrangement needs to be made. Sue: Jason got the Domain passed to him from Jack. Jack & Susan, former residents, created the website.

Board agreed to change General Membership Meeting from 7:30PM to 7:00PM. Making it uniform with the rest of our monthly Board meetings.

Bob: Agenda items for Mt. Royaler:

Board members 2026 re-election: Jen / Damon / Keith (for Brian who resigned)

2027: Marshall / Jamie / Travis 2028: Sue / Bob / Susan

Budget Reports; Update for Lower Mt. Royal Roads Petition; Bylaws Change of Beach dues increase and adding a January Board Meeting; Vote for Fireworks Donation; Discussion on Neighborhood Events; Discussion on Road maintenance dues.

Travis: Would like something in the Bylaws stating that we do Family Funday, Steak Roast, etc. every year. Clarify the process and expectations of events. Are we looking to make money, are we going to always donate money, etc.

Questions: None

Old Business:

Board Member elections this year are: Jen / Damon / Keith for Brian.

Road Petition: Discussion with the consulting firm regarding drainage concerns. Gave us a map they are using. They will look at wet spots in the Spring. Asked them to check into the culvert pipes replaced on Sleeth Rd. coming down Polvadera. Want to understand how much water is being received in the neighborhood. They will investigate if water is running the wrong way and if we are collecting more water than what was intended. We expressed concern areas. Didn't prioritize anything with them yet. Another meeting and site walks will occur.

Marshall is talking with Roads Commission regarding Bluebird St. down by Log Cabin neighborhood. The Road issue pertains to a home that was on 2 parcels: one in Mt. Royal & one in Log Cabin. Parcels were combined into 1 in Mt. Royal Subdivision. The property is Mt. Royal, the road is not. Received a confirmation email that they are looking into the question. Travis: So, the highlighted area on the map is inaccurate. Possibly 80 ft of road or more not in Mt. Royal.

Expressed that we do not want to go over the \$500K allotted in estimate for the drainage issues, we would prioritize the areas with them since they don't live here. Based on size of project, survey, design, bid, etc. they are saying project probably next Spring.

Morella: 840 – Marshall suggests mailing them an invoice. Sue: Need a parcel number to be able to bill the property. For 860 – Marshall is working with the Township to get the parcel number. Jen: get the parcel number for 840 as well and then we can invoice 840. Travis: Concern is that the key is property of the Church, who owns 840 Morella, they may offer up our beach to Church members as a benefit – ie: kid's bday parties, etc. Sue: Would like something in writing from the Church stating: we own 840 where the rental resident will have sole ownership of the Beach key. The onus needs to be on the resident to bring the Board a parcel number. Tabled for now.

Marshall: The money spent for tree work should have come out of the Roads fund, not the S.A.D. because tree money is not maintenance of roads. Jen: We voted on a Motion to use the S.A.D. funds. Travis: Clearing the road ways for vehicles to move through and allowing more sunlight to hit the roads, that's why we used the S.A.D. funds.

New Business Discussion -

Travis: Upper Mt. Royal doesn't pay road maintenance dues. This would need a vote from General Membership. A Lower Mt. Royal resident asked why they don't. Since they are in and out using our Beach and roads. Sue: Upper Mt. Royal except for Whitlow Court haven't paid road maintenance, they did help with S.A.D. (Upper charged \$25; Lower charged \$100) They only pay HOA dues and the Beach fee. No road maintenance fees. Lower Mt. Royal and Whitlow Ct. have road maintenance fee: \$50. Exceptions: part of Sleeth, part of S. Commerce, Mt Royal Ave, part of Sundew, W. Commerce and Wakefield. (these 26 homes don't pay road maintenance dues)

Put on agenda for a Bylaw change for every resident to pay in to road maintenance. Board agrees that Upper Mt. Royal / Lower Mt. Royal will pay different amounts.

Sue & Jen: We are supposed to bring budgets with details of what we plan to spend to present to General membership at April mgt.

Discussion & Comments:

None

Sue: MOTION to adjourn the meeting Marshall: 2nd MOTION

Meeting Adjourned at 9:19PM