



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



Wednesday, January 28, 2026, Mt. Royal Subdivision Board Meeting – Richardson Center

Board Members in attendance – (7 of 9)

Travis Pennington– President

Jamie Leggat – Vice President

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

TBD – Roads - **Vacant**

Bob Martin– Communications

Jennifer Kreutzer – Secretary - **Absent**

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

Secretary – Jennifer Absent Sue read the October Minutes

Travis: MOTION to accept minutes Bob: 2nd MOTION

Discussion: none

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

Vice President –Jamie

Membership - Sue

2025 year: 417 of our 489 Homes paid in full. 85%. The highest we have ever been.

Outstanding balance is: \$108,971.00

71 homes have not paid. Of that 71, 37 still owe \$1,000 or more to the neighborhood.

2026 Invoices are in QuickBooks - added in the \$20 Beach dues increase.

Reviewed the homes paying Roads maintenance dues vs. not paying. Found some residences do have driveways connected to our private roads that are not paying Roads maintenance dues. Updating the system.

Lower Mt. Royal: 26 homes not paying Roads dues. 347 homes are paying Roads dues.

Upper Mt. Royal: 100 homes not paying Roads dues. 16 homes are paying Roads dues.

Total 2026 Invoiced dues is: \$69,495

Questions:

Marshall: 840 Morella does not pay dues in our neighborhood. Doesn't have a parcel number because they attached it to the church, which took it off our list. That house is still in our neighborhood. The homeowner wants a Beach key. On Morella: 820, 914 and 926 are in our neighborhood. 840 and 864 are not.

Marshall will look into 864 Morella as well. Tabled discussion until future board meeting. Note: Should be the \$105 dues, like everyone else on Morella, if this is granted.

Treasurer – Susan

Bank Balance 12/31/2025: \$135,090.39

Emailed budget balances and details of 2025 expenses.

2025 Balances Remaining: General: \$7,614.55 Beach: \$8,954.09 Roads: \$12,204.74 S.A.D.: \$11,002.17

Reviewed Profit/Loss report for 2025, to give a starting point for each category for 2026. Rounded numbers.

General: \$14,000 Beach: \$20,000 Roads: \$14,000 S.A.D.: \$14,009

Above is based on 75% of what was collected in 2025 except S.A.D. Does not include the Beach increase for 2026.

Questions:

Damon: Is there a way to separate out the Beach dues increase into its own line item?

Sue & Marshall: There is a separate category for "ins & outs" in QuickBooks. That money needs to be used for the launch only. Susan can run a report since Sue puts it into its own category.

Roads- Vacancy

Travis: S.A.D. funds projects have carried into 2026. Ascension Tree Care was booked out rather far. 1 day is completed. An area we targeted, around the curve at the end of Sherbrooke to Ridgemont, a resident was pouring concrete on the same day, so they weren't able to get their lift in there to complete the tree work. We approved 2 days of tree work, so they will come out to finish. He did invoice for the first day. If there is time left in the day charge, they will work on clearing the Beach road and around the parking lot.

Vac Truck guy wants a map of every single drain and culvert. Oakland County's site map from 1984-85 is 30 pages of blueprints. Marshall will talk to Brian and Charlie on the drain and culvert site map. Target to get this project completed is around the 1st thaw, before any significant rains happen.

Roads Petition: As noted, we achieved 54%. The Township did move it forward in Nov. However, the Township asked for a handful of additional signatures. It would please the Township and they anticipate no further issues if we got over 51% of frontage and 51% of parcel owners signing the petition. They gave us until the end of January to complete these additional signatures. We are right at the requirement to satisfy both. Then it's believed it will be put on the Feb. or Mar. Township meeting, but unsure as to the exact meetings. The Township will notify each resident in the Petition by mail with the meeting dates.

Questions:

Sue: Did we do the salt contract?

Travis: That bad storm with days of icy roads and subpar plowing, I found out our current snow plower no longer does salting. The situation with him was the reason for a Salting contract. Keith Bowers helped locate a guy salted the bad areas. One-time deal for \$150. I think we all agree that if the plowing was done correctly, we would not need salting as often. Reminder: The Township hires who plows our roads on a 3-year contract basis. This year is the last year of the current contract. The Board needs to know when the plowing contracts are discussed at the Township Board meetings so we are in attendance. Travis has a copy of the original plowing contract for Mt. Royal.

Damon: The Township has said that the more complaints that they receive, they can take it up with him. I want to make it clear I do not plow for our neighborhood.

Travis: Regarding Roads maintenance dues. As the Roads Petition keeps moving along. We have 3 dirt roads that will be paved. Those residents will need to begin paying Roads maintenance dues. The Board will need to also notify the Township to add those roads (Sundew, Mt. Royal Blvd and Wakefield) to the plowing contract.

Peggy Grigowski, 4275 Creedmore St.: Complaint about the snow plower. He damaged her fence, busted it all up. Repeatedly plowed over her snow markers. He pushed the snow only far enough to block neighbor's driveway. Travis suggested Peggy call or email all of this to the Township.

Sue: The wood sign by the bridge on Creedmore St. that was broken is the resident's sign. They will put it back up.

Beach – Marshall & Damon

Damon: When weather warms up a bit, we are going to have a skating rink. We are not going to promote that the ice is safe in any way. Will put up warning signs. We are planning bonfires on Saturdays and Sundays. Leaving the Beach and Launch gates open.

Questions:

Sue: How much are the snowmobiles ripping up our launch? As we have to pay for that damage.

Marshall: They tear it up a little bit. But hasn't been too bad.

Susan: Remember that the lake is spring feed. Even when the lake has thick ice in many areas, there are spots that are just not safe.

Beach Clean Up Date - Spring is 4/25/2026

Beach Clean Up Date - Fall is TBD

Communication – Bob

Will post the 2nd tree trimming day & Beach Clean Up date for Spring.

Sue: Also need to update the Website with all the dates for 2026.

Sue: Mt. Royaler needs to be completed in February.

No further questions.

Old Business

1. By Laws updated to add in January Board meeting – Sue will do this.
2. Surety Bond - State Farm is not responding to Susan. She will follow up on.
3. Storage unit - Susan wants to see all the boxes of documents and start scanning them into a digital format. Board gave her a key to the storage unit.

New Business Discussion -

Travis: Keith Bowers helped us out with Family Fund Day last year. He's expressed interest in being a Board member. With a current Board vacancy, we can and should appoint someone for Roads. Understanding that at General Membership meeting he has to be voted in to stay on the Board and may or may not stay on Roads. Damon had expressed interest in Roads. Keith has also expressed interest in being an events fundraiser. Board appointed Keith Bowers for Roads vacancy. Welcome Keith!

Discussion & Comments:

None

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

Meeting Adjourned at 8:11PM