



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



Wednesday, July 22, 2026, Mt. Royal Subdivision Board Meeting – Beach

Board Members in attendance – (9 of 9)

Travis Pennington– President

Jamie Leggat – Vice President

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Keith Bowers – Roads

Bob Martin– Communications

Jennifer Kreutzer – Secretary

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

Vice President –Jamie – no comments

Secretary – Jennifer Read June Minutes

Jen: MOTION to accept minutes. Damon: 2nd MOTION Discussion: Remove neighbor's email

All opposed – 0 MOTION: **PASSED**

Membership - Sue

245 Foxbury and Lot 30 merged to 1. 488 properties in sub.

372 of 488 properties (76%) paid in full.

Outstanding balance: \$122,754.00

Travis: Key inquiries are continuing? Sue: Anyone who hasn't received their Beach key needs to call Membership to resolve.

Questions: none

Treasurer – Susan

Bank balance: 6/30/2026: \$157,736.65

Treasurer's Report hand out. Discussed YTD remaining balances.

Filed 2026 LARA with State of MI.

Questions:

Travis: The dredge boat being put in? Marshall: Nope

Travis: Are we tracking cash for boat drop ins separately? Susan: Yes.

Roads- Keith

Did patching, culvert clean-outs and tree trimming. Looking at sign replacements. Paint the speedbumps this weekend. Commerce Twp engineers have not finished road survey yet. They are overwhelmed with other projects and said ours will wrap up around mid to late September.

Sue: Anything we can do for the people who continue to remove street signs. They are stealing property.

Marshall: We continue to talk about one property owner. Other signs have not been put up. End of my street needs a stop sign. There's a list of the signs needed. Take a picture of street sign installed for record. Speed bump signs a waste of time now with roads project. Keith: Will put up the stop signs and take pictures. The list consists of 4 to 5 stop signs needed along with other signs – Oakestia street sign is spelled wrong, etc.

No further questions.

Beach – Marshall & Damon

Damon: Raft will be completed before this weekend. Have made multiple attempts and we are done asking for favors.

Questions:

Sue: If we have a lost beach key, the replacement fee is \$50. It has been this way, minimum 5 yrs when I took over. Reason given for the high cost: people were abusing the rule to just purchase additional keys for their kids, spouse, friends. Marshall doesn't agree with the \$50 charge and has charged 1 person less for a replacement. That's concerning. We need to have consistency. Either \$50 or bring up a motion to change the fee.

Marshall: Keep it at \$50 and tell people at the April meeting they can purchase an additional Beach key for \$X amount, and they don't get a replacement key. 90% of neighbors want 2 keys, but they don't want to pay \$50 for a second key.

Why don't people get the opportunity for 2 keys? Travis: It's never been that way. Marshall: That's the problem.

Complaint example: wife has the key, husband wants to go to beach, has to track down wife or kid to get the key.

Travis: 90% of the time the gate is propped open anyway. Marshall: Because they don't have keys. Sue: In the By-Laws it states: 1 key per property. Marshall: Change the By-Law.

Marshall made MOTION for cost of replacement key to be \$25.00 Damon: 2nd the MOTION

Discussion: none

All opposed – 7 MOTION: **FAILED**

Travis: Swim Buoys? Marshall: The Swim Buoys will never go in before the raft because last year people moved the buoys. We use 5 gallon bucket weight system for buoys. Travis: Is it possible the wake boats waves push them in?

Marshall: I do not know.

Neighbor Peggy: That slide looks rickety. Anyone ever contacted marinas to donate to replace it? Marshall: Get me the information, but you will not get a slide that tall. Travis: We welcome proposals.

Bob: Do we have a sign that says: For Mt Royal Residence Only? Have been kicking kids off our dock. Marshall: There was a sticker on the old dock. The discussion of a dock sign, in past meeting minutes, was that people would get hurt on a sign on the dock. We will put the sticker back on the dock.

Jamie: Not sure if this is a requirement of our insurance policy, do we have to have a first aid kit at Beach? Would love to see on at Beach. Susan: Will read policy. Damon: Will take care of it.

Susan: One Monday evening, the Beach gate was propped open, what am I supposed to do? Marshall: If it is propped open, close it. Marshall: I allowed it to be propped open Sunday due to 2 large parties. But not a normal occurrence.

Jen: What is our action for Board member closing the Beach entrance gate at 10PM and there are cars in the parking lot and no people around? Travis: It is clearly marked that our Beach closes at 10PM, lock the gate.

Damon: It has only happened to me one time, please just pull the gate closed and do not lock it so they can get out, because they will call me no matter the time.

Communication – Bob

Invoice for our Website Domain for 3 years - \$719. FB post for Steak Roast event & a Family Funday coordinator. Working on the new website.

Questions: None

Old Business:

Marshall: 840 and 860 Morella are in Upper Mt Royal. Need to begin billing them as part of our neighborhood. 840 is tied to the Church and 860 was never part of our neighborhood for unknown reasons. 6 total homes on Morella, these are the only 2 not invoiced as Mt Royal residence. Sue: Concerned the Church owns 840. Will they offer the key to congregation? How can we oversee who gets that key?

Neighbor, Jim Coolican: Shared history of the neighborhood boundaries work done with the County and our lawyer.

Travis: It's not about letting them in, they are already in our neighborhood. We need to start invoicing them.

Neighbor, Kim Kern: The Jewish Community Center is in our neighborhood. So how is that different with the Church on Morella? Marshall: Just like Annie's Party Store, the Vet Clinic, etc. – they could give their key to anyone they want too.

Marshall made MOTION to add 840 and 860 Morella to our neighborhood. Jen: 2nd the MOTION

Discussion: Travis: Are we billing them now? Board decided to invoice both-Upper Mt. Royal 2026 dues of \$105.

All opposed – 0 MOTION: **PASSED**

911 Commerce Rd., Greg Beller, a resident. Sue sent him a letter with itemized invoice. Marshall: He wants to pay.

Steak Roast Update: Steve Mitchell, event coordinator: 122 dinners sold so far. Need about 180 to break even. Will post on the North/South Commerce Lake FB page and our FB page. After dinner tickets sold: 16. Talked through event details and additional need for volunteers for night of event.

Keith: On Family Fun Day – I have previous year's people willing to donate again this year, but the window is shrinking as the date is approaching. We need a coordinator soon if we want those donations again. Kim Kern has 90% of the event already organized.

Sarah Henderson and Sammie Kern volunteered and are going to run it with Kim Kern helping out.

New Business:

Neighbor: Jim Coolican: Put up a light to illuminate our American flag on his own. Not fully happy with it yet, wants to improve it for optimal lighting. Federal law says we should have a light on the American flag. It's more a matter of pride and it is our 250th celebration. Wants to research a better solution, being considerate of the neighbors on other side of the boat launch. Will bring proposal to the Board. Will hold the current invoice. Not asking the Board for reimbursement until the final solution is found and to his satisfaction.

Open Discussion:

None

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

Discussion: none

Meeting Adjourned at 8:25PM