



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



Wednesday, July 24, 2024, Mt. Royal Subdivision Board Meeting at Beach - Corrected

Board Members in attendance – (8 of 9)

Dana Swan– President

Brian Moore – Vice President

Sue Hargrave – Membership

Don Moroney - Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Travis Pennington – Roads - **Absent**

Jamie Leggat – Communications

Jennifer Kreutzer - Secretary

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

Fireworks went very well.

Secretary – Jennifer Kreutzer - Read the June 26, 2024 Meeting Minutes

Jennifer made MOTION to accept minutes -- Marshall 2nd the MOTION

Dana: All in favor to accept Minutes as written – MOTION PASS unanimously

Vice President – Brian - no comments today

Membership - Sue

Past Due Notices went in mail July 24th These 132 Past Due Notices total an outstanding balance of \$132,124

Of our 490 properties – 358 are paid in full – 73% through July

Beach Keys being mailed out to all who are paid in full. Sue is down to 20 keys / Damon 8 keys / Marshall zero and Dana zero. Decision to purchase more keys will need to be made.

Sue handed out a report that showed 26 Homes/properties that owe \$2,000 or more. Highest outstanding debt is over \$4,000 owed to the subdivision. Total is \$82,000. 10 plus years of not paying. We need to be more active in addressing those that do not pay their annual dues.

Residents are not responding to past due notices or sent emails. Sue never hears back from them. If Liens are not how we want to address this then what is.

Board discussion noting that 16 of these 26 will never pay. Sue suggestion of Lien on how to maybe conduct the process. Jen said she would research liens get back to Board.

Bottom line is it is not their choice – they bought property in our subdivision that has mandatory Annual Dues.

Treasurer – Don

1. Don talked through Treasury Report handout. July YTD – included 2024 Budget totals, deposits, expenditure details.
2. Balance of Bank account as of 7/24/2024 YTD: \$119,171.15

Questions/Discussion:

Jen: Requested Don add dates on Bank balances column on the Treasury report.

Sue: What is the Bank Service Charge for? This month its \$13.00 last month it was a different dollar amount. Don answered he did not know, will check into it.

No further Questions/Discussion.

Roads- Travis - Jennifer Read in Travis' Absence

1. Pot holes 85% done
2. Have Approximately 30 bags of cold patching left.
3. NOTE and Issue: Several areas there is nothing we can do with the cold patch because the road is so bad it breaks up and is loose/ crumbling when we try and clean out pot holes to patch.
4. Researching American Road Patch – an asphalt membrane that helps w/ crocodile cracking / crumbling road sections. Oakland County is negotiations for large trial order. Buffalo NY uses it. Considering buying 5-10 rolls for trial in our sub. \$369 per roll 40ft wide x 21ft long. Not cost friendly and will not go far. Not a permanent fix but suppose to hold up to snow/ ice / plowing.
5. Secured company for ditching, \$12,000 to \$13,000 instead of \$16,000. Ditching to start in next couple weeks. Expect 3 days of them digging. Ditching Only – No Culvert clean out or Drain/ weep basin clean out. We need to stress general maintenance of ditch areas to be completed by homeowners. For this project, the homeowners will be notified before the company starts.
6. Plan to paint speed bumps soon. Looking for volunteers.
7. Ordering sign posts and paying Hunt Sign to drive the missing signs. Under \$2,000 for posts and installing all missing signs.
8. Decision made: we will rent a sign post driver when needed. NOTE: if we drive them and hit any gas lines, etc. – it is our responsibility.
9. Can we pull from “General Fund” to hire tree company to clean up higher branches hanging over the roads in several areas?

Jen: Roads is using \$12k-\$13k for ditching this week, however, off the Treasurer’s report: Roads remaining balance to spend is \$10,174.76 – we are over budget. Board discussion and concluded that we can use S.A.D. funds for ditching.

No Questions/Discussions

Beach – Marshall and Damon

1. Damon: (2) First Aid kits for Beach: one placed in Rafters, other on table. Looking into a Cintas Park Column with pole mount/box that can be labeled for first aid kit. If under \$100 going to get it.
2. Marshall: Added fence around outhouses so they fit better.
3. Marshall: Received and email complaint from a disgruntled homeowner saying everything down at beach is a paid service and all this nasty shit, the seaweed and goose poop should be cleaned up. Because they pay their dues and these are paid services. Complaint is regarding the seaweed on the shoreline should not be there when this person comes down to use the beach area. That the goose poop on the raft and the dock should be taken care of because they pay their dues.

Let’s be clear in writing that this is a volunteer set up. The beach dues are used to buy things to make the beach area better for residents. We don’t pay for services other than mowing the lawn. If we want to make such requests a paid service the beach dues will dramatically increase

Sue: believes this is a communication issue. We should have regular posts on our FB and website to remind neighbors to clean up after themselves when using our beach area.

4. Damon: Paddleboards / Kayaks / Canoes and their respective paddles are not allowed in the Swim Area. Swim Area is for Swim Only

A sign is being produced to hang up at the Beach. Also we will add that to the paper handout Beach Rules page.

No further Questions/Discussion

Communication – Jamie

1. Jamie will post the upcoming Steak Roast and about the Beach Swim area and cleaning up after ourselves.

Old Business

1. Is Marshall on the account for AT&T Phone Line? Dana said no but he will get him on the account as a approved contact.
2. Road Petition Update: Marshall: Deadline Date is 12/18/2024; 77 homes already turned into our contact at Commerce Twp, Judy. Judy has not counted any of the 77 yet. Marshall went through his process which has 2 confirmations in place – using the Oakland County Listing of properties and a Neighborhood listing of properties. The third confirmation will be Judy at the Township. She will get back to Marshall with those that are not in good order so we can fix them.

We need 191 total homes / frontage - the cost is by sidwell -- need 51% of subdivision

Marshall doesn't want help right now. 2 more weeks on his own just catching people around the neighborhood.

3. Dana: Subdivision has a \$5,000 CD matured at PNC bank (our old bank) that we need to figure out what to do with. Suggestions were to buy another CD but also suggested that all monies for Subdivision should be in the same bank now that the CD has matured.

New Business Discussion

1. Frank Rudowski – 4620 Vandalia – his side yard constantly overflows. Wants permission to do the work in 2025. Build a French drain to the manhole. Asking the Board if he can tap into that manhole to drain his side yard properly.
Board Decision: Yes, we will allow Frank to tie into the catch basin to trench using 4 inch hole/ cement/ etc. to drain property properly. Many on Board and Frank's neighbors have offered to help him in the Spring.

Damon made MOTION to adjourn the meeting;

Dana 2nd the MOTION

Meeting Adjourned 8:01PM