



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

Wednesday, May 27, 2026, Mt. Royal Subdivision Board Meeting – Beach

Board Members in attendance – (8 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 - **Absent**

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

Vice President –Jamie - Respect the road signs and teach your kids to do the same. Travis: The bus driver reached out to my wife, Leslie, saying a middle school kid flew by a stop sign and around the school bus when the bus's stop sign was actively stretched out and the kid almost hit someone.

Secretary – Jennifer Absent - Sue read the March Minutes

Travis: MOTION to accept minutes Jamie: 2nd MOTION Discussion: None

All in favor – 9 All opposed – 0 MOTION: **PASSED**

Special Guest: from Township on behalf of Larry Gray. The Heart of the Lakes event. Shutting down W. Commerce Road on June 13th 7am to Midnight. They will put up no pass-through signs and no parking signs. Tamworth will be closed with a road closed sign. Residents will use Mt. Royal Ave. Township mailed out letters to Tamworth residents. Travis: Have the Mt. Royal Ave. residents been notified that Tamworth residents will be parking on their street. She will find out. Travis: In your flyers, FB posts remind people our neighborhood is not parking for event & our streets are not a cut through for traffic. Event has 2 bands, beer tent, more kids events, corn hole, 5K run/walk.

Membership - Sue

332 out of 489 paid in full (68%). Outstanding balance is: \$129,221.00 324 beach keys given out. If people call about Beach keys that haven't been received, they need to supply the receipt for a cash payment or a copy of the front and back of the cleared check to Sue, Membership. Note: USPS is rather delayed in their delivery.

Questions: none

Treasurer – Susan - gave Treasurer's Report handout

Bank balance 4/30/2026: \$158,057.39

General fund Budget: \$14,000 YTD Spent: \$7,047.67 Remaining: \$6,952.33

Beach Fund Budget: \$27,000 YTD Spent: \$5,839.31 Remaining: \$21,160.69

Roads Fund Budget: \$34,000 YTD Spent: \$0.00 Remaining: \$34,000.00

S.A.D. Budget: \$14,909.33 YTD Spent: \$9,976.31 Remaining: \$ 4,933.02

Set up separate accounts for neighborhood events. Family Fund Day, Steak Roast, Pumpkin Carving have their own account to keep track of money for each event. Set up a separate account under donations for Fireworks. Set up extra accounts under Beach expenses. One for Beach Keys.

Paid for the increased Surety Bond. Received the Liability Insurance Policy in the mail.

All 1988 and 1989 scanned minutes are to Jason Henderson to post on our website. Still not entered on website.

Questions: None

Roads- Keith

Sherbrooke road repair will be done Monday 6/1. Communications with Giffels and Webster. It's taking them little longer to accomplish some of the drainage issues. Potholes are being marked, some cut outs and relays will be done. Marshall: Do we know exactly what they are doing at Sherbrooke and Polvadera problem? Keith: Yes. Marshall: They haven't touched it for a month and nothing has changed. Road did not cave in, we do not have a sinkhole. In my professional opinion, this is a waste of our money. Giffels and Webster have not clearly answered exactly what they are doing. They have asked anything we do to be updated to them. They have not necessarily accepted whoever is doing the work is matching up to what we are going to need in the long run. We are wasting our money. Until someone can prove me wrong, I've never seen a bill or quote as to what is being done and this is the work I've done a lot of my life. Don't see anything they can do temporarily to fix it that is worth it. Because we have made it one month that we haven't done anything and the road is looking just like it used to. Wasted money if we repair anything. Travis: I don't believe it's wasted money. There is a sink hole. Marshall: A very little sink hole. Show me in writing what they are going to do, and I might accept that and not want to be argumentative. I cannot see how we are going to spend that kind of money and change stuff for less than a year when we know the roads are coming out. Giffels and Webster cannot show me how we're fixing either. Keith: You did call me and I called you back twice to discuss it with you. There was a proposal written up that clearly states the scope of the job they are going to do. It has to be fixed. It doesn't have to be a major renovation. I spoke to Giffels and Webster, as far as what we do project wise, we will let them know so they understand when they come around to that area, they will know what has been completed. But Giffels and Webster being actively involved in the repairs to our roads – no they are not. Marshall: The hole is not getting larger and it's no more dangerous. It just makes it clear that it's not a big problem. That we are going to spend \$20,000 or \$30,000 on - that hasn't been clear either. Travis: The amount will not be clear until they dig into it. Marshall: You don't need to dig into it, just move that tiny piece of plywood over and see the problem.

Sue: The water isn't running properly, because the water is running around the pipe, weather we pay for it now or later. Marshall: It's not a drainage issue. The water still goes down the road same as it is supposed to. If we pay for it now and for story sake we put another 17 inch pipe in, next Summer that is probably going to be a 30 inch pipe. It's the smallest pipe going from here to Sleeth Rd. It's a waste of money. Damon: So everywhere there is a T they're going to dig that up and put a manhole in place. Keith: They do not know if there are any T's. Damon: When they do come and do the roads, if there is a T there, they are going to replace that with a manhole. Keith: We are not putting in a manhole. Giffels and Webster never said they are putting a manhole there. Marshall: Giffels and Webster's have made it very clear they have not designed that part of the project yet. So, we need to leave it alone and not waste our money. Travis: It cannot be left alone. Mashall: Absolutely it can be. Travis: No, it cannot. Mashall: Travis, I don't tell you how to do your specialty. Travis: But you are telling Keith how to do his. Travis: There is a hole that needs to be fixed. Keith: I'm all for just fixing the hole and not replacing whole new culver, and that has been discussed but we don't know until it's dug up. We will of course save money, if possible, but if it is something major that is getting wash-out and could get worse we have to evaluate the fix. Travis: It was discussed at General Membership and approved. Marshall: It was approved but with no plan. The dollar amount was approved. That's what I disagree with. That culvert will not remain. I want it known that I do not agree with the fix. It's a waste of our money. We are hoping Giffels and Webster will use any fix done but all they have told us is let us know what you do. They have never said that what you do is going to fit their program. Keith: The whole project start to finish is around \$8,900 then if any major asphalt repair, another \$2,300. So, under \$12,000 if they have to tear everything up, tie it in and do a bunch of work to it. That is the cap on the project. It's not \$20,000 it's not \$30,000. In a phone call Giffels and Webster have said: If that is what you guys are doing then that is what you guys are doing. G/W biggest thing is the drainage. Note that it's an 18 inch culvert. Mashall: All it needs is a couple loader buckets full of gravel dumped in there and the problem is solved for a year. Because we all know it's coming out in a year. It's not going to fit what Giffels and Webster is going to do. Keith: We don't even know what G/W are going to do. Marshall: But we know common sense. That's the smallest tube coming down the whole road. We know it's coming out. I think it's stupid for us to spend money on that problem.

Susan: Became concerned when we were shown with the camera Keith used that the water is going around the culvert and eroding to point of being hollowed. Has created gaps between culvert and road.

Marshall: I'll be there Monday for the repair.

Keith: Giffels and Webster have not said next Spring they have not said next Fall. Do know that they are doing a lot of due diligence that we have requested. You can replace all the roads you want, but unless you fix the drainage problem that will be a waste of our money. Whatever Giffels and Webster is going to do I want to see it in writing.

Travis: Where did we hear wherever there is a T there will be a manhole cover? Damon: My understanding and construction standards: If there is a T – a manhole cover would go into place. That's what will be put in place.

Beach – Marshall & Damon

Marshall: Had a lot of people come down for Beach clean up. Thank you! Got a lot done. It was good. The raft will be in this weekend. Cannot confirm on the Buoys. It's been cold water and people are busy. Unless we want to start hiring out the installs and I know we do not want to do that because that would mean raising the dues.

Damon: Our last quote to put in the dock alone was \$2,000.

Travis: Is the Wifi active down here again? Marshall: Not yet. We were looking into WOW.

Communication – Bob

Spoke to Jason on getting new website. We will change the domain name and Jason will help move everything over, etc. To have someone learn the language to keep the current site is just too much. Jason told me where to go, I will get in there and start it.

Sue: The folks at the General Membership that asked to join the FB page – did they get approved? Bob: Yes. Their notification didn't show up. Had to go in and find it.

Will post about the Stop signs and safety again. Susan: It is illegal to ride in your boat while it is on a trailer being towed to the Beach.

Will post about the Heart of the Lakes event at the end of next week talking about the road closures and the parking.

Questions: None

Old Business:

Sue: The ByLaws were updated. I emailed them out to all of you and didn't hear back so I didn't have them posted. Are you all good with them? Yes. Will get them posted.

New Business:

Kim Kern: The Board approved Keith to become an Events Chair. Keith got moved to Roads, which is great. Wondering if the Events Chair thing is null and void now? Travis: I still think there is a need for something, but we haven't discussed it in detail yet. Sue: Stated in the ByLaw's: That person would create the event, bring the budgets and details to the Board for approval, etc. It's not elected, it's appointed. Travis: Do we have a volunteer for Family Fun Day or Steak Roast? No. Bob to post that on FB – looking for Volunteers for Steak Roast and Family Fun Day.

Discussion & Comments: None

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

Discussion

Meeting Adjourned at 8:00PM