

## **Long Lake Meadows/Spring Meadows Homeowners' Association**

Annual Meeting - November 13, 2013 - 7:30-8:30 pm

Wass Elementary School

The meeting was called to order at 7:30 pm by President Barb Vleko. Twelve homeowners attended the meeting.

### **Introductions**

Members of the Board: Barb Vleko, Sandy Paci, Matt Kukla, Frank Faron, and Jim Gabrysh. Members introduced themselves stating where they lived and the role they have or have had as a member.

### **Treasurer's Report – Matt Kukla**

The treasurer's report for the 2014 fiscal year was reviewed. An explanation of each column was discussed. Additional conversation centered on the expenses for the social activities, web site, the retention basin, and the insurance for the basin and board members.

Matt reviewed the pie chart reflecting all expenses. Matt pointed out that 89 percent of the budget are expenses for the upkeep of the retention basin, open space, and insurance.

Every year the Board discusses how much the homeowners will pay for dues. Dues are collected from the homeowners in Long Lake Meadows 1 and 2 and Spring Meadows. While homeowners in Long Lake Meadows 3 and 4 are not members of the Association, they still have an obligation to pay for their use of the retention basin.

The annual dues will remain the same as they have for several years. The Board has managed to reduce expenses in many areas and have allocated those funds to increase the maintenance of the retention basin and the open space areas. Of the 227 homes in the Association, 197 homes or 87 percent are in good standing. Thirty homes or 13 percent are past due. Data as of November 12.

A question was asked regarding the previous homeowner and the new homeowner as it pertains to annual dues. Matt mentioned that the title company reaches out to the Board to insure the seller is in good standing in the payment of dues at the time of closing.

### **Garage Sale – Barb Vleko**

This year's garage sale was a successful one due to great weather. All homes in the Association (187), except for Long Lake Meadows 3 and 4 were eligible to participate. Of these, 41 homes participated.

### **Welcome Wagon – Barb Vleko**

The Welcome Wagon is up and running. Sandy Paci and Becky Garity are members of the Welcome Wagon.

### **Halloween Parade – Barb Vleko**

More than 400 people attended the yearly event at Wass and everyone had a good time. The Board received excellent feedback from those who attended.

### **Holiday Decorating Contest – Barb Vleko**

The holiday decorating contest is scheduled in mid-December. Look for a flyer with all the details to be placed in the “newspaper” box, which is located beneath the postal box. One winner will be selected in each category: best wreath display and best night display.

### **Newsletter – Barb Vleko**

If you have ideas that you would like to include in the Newsletter, send an email to the president. Two Newsletters will be published in 2014: one in early spring (spring and summer) and one in late fall (fall and winter).

### **Maintenance of Common Areas – Barb Vleko**

As an additional discussion reviewing the treasurer’s report, Barb indicated the increase expense (vs. 2012) for the retention basin was due to an increase in algae growth. Limited water in the basin and warm temperatures make algae grow. Due to limited resources at the State of Michigan, Lake Pro did not receive the permit from the State in a timely manner.

Barb reviewed the lawn service company the Association hired in 2013. The Board obtains competitive bids every year. If you are aware of a reputable lawn service, please send an email to the president.

On the topic of lawn service, a question from a homeowner was raised regarding the lawn service on Saffron Ct. Clean ups around the courts, main entrance, and retention basin should occur at spring and fall; with a good helping of mulch at each time. If you live on a court and are pulling weeds at your home and if you feel ambitious to pull weeds on the island, feel free to do so.

Another comment from a homeowner stated in the Spring 2013 Newsletter that homeowners “can’t cut this and can’t cut that.” Barb stated that the insurance policy states that homeowners are not allowed to cut down trees or trim bushes in the common areas or along the retention basin. While some homeowners questioned the cutting of trees to clean up their areas, professionals are needed in this area. Barb stated that in 2014 the pine trees along the berm would be trimmed.

A homeowner inquired if a fence can be installed to keep geese away. Depending on where the homeowner lives, this will determine whether a fence can be added. Are there specifics the homeowner needs to adhere to? Low fences, similar to those currently around the pond, are acceptable. Just need to be aware of where the property line(s) are.

### **Expert for a Day – Matt Kukla**

The Board has a mission to find an “expert for a day.” Matt indicated the Association needs good skill sets to accomplish small tasks. The Board has put a list together to solicit assistance. For example, there must be creative individuals who could create a logo for the Association. Or there may be an expert in the advertising area for the web site; for example, want ads. While a two-year commitment on the Board may be difficult, one could be an expert for a few hours each month. If you are interested, please send an email to the president.

### **Web Site Updates – Matt Kukla**

Matt stated the name of the web site has changed to match the new legal name of the Association. The address of the Association is llmsmhoa.org. The old site address now routes to the new address. Please note that the old site name expires on September 1, 2014.

Noted below is the list of Board members and corresponding email addresses. When communicating with Board members, please be sure to provide your name, address, and phone number to improve turnaround time on your request.

<u>Title</u>	<u>Name</u>	<u>Email Address</u>
President	Barb Vleko	president@llmsmhoa.org
Vice-President	Sandy Paci	vice-president@llmsmhoa.org
Treasurer	Matt Kukla	treasurer@llmsmhoa.org
Secretary	Sandy Paci	secretary@llmsmhoa.org
Web Site	Matt Kukla	webmaster@llmsmhoa.org
Welcome Wagon	Becky Garity	welcomewagon@llmsmhoa.org

Register your house for email communications at register@llmsmhoa.org. Be sure to include in the email your name, address, and the email address you would like to use.

### **Board Member Enrollment and Elections – Barb Vleko**

Ballot voting forms were available for homeowners to pick up when they signed in. Homeowners who attended the meeting filled out the form and placed in the ballot box.

### **Questions and Answers**

A question from a homeowner asked about the three homes that are under construction on Julian. A berm will be added to where the “farmhouse” was located. As information, the house occupying the former farmhouse will face Long Lake Road; unknown as to what direction the garage entrance will face. These three houses will become members of the Association. Lawn service will continue to the property line of the house facing Long Lake Road. Barb indicated she was not aware if the builder would plant trees along the berm on Long Lake Road.

As information, the new homes just west of Sweet will not become members of the Association. Those homes will have their own retention basin.

The meeting adjourned at 8:25 pm.