

MINUTES
36TH ANNUAL MEETING
MAY 14, 2024
FERN HILL COUNTRY CLUB

Ed Mroz, President opened the 36th Annual Meeting at 7:10 p.m.

Board members in attendance: Ed Mroz, Gerard Kulka, Dolores Hayes, Jim Dishman, Michelle Price, Rick Doyle and Patricia Minch.

Attorney for the Association, Sarah Karl from Makower Abbate Guerra Wegner Vollmer PLLC was in attendance.

Ed welcomed everyone for coming and made a few announcements prior to introducing the members of the Board and Sarah from the Attorney's office.

Announcements:

- Our condominium assessment went from \$37 million dollars to \$63 million dollars this year.
- There will **not** be an increase in the HOA fee this year.
- Three people will be going home with more money than they came with because we received a donation from M&M for three raffle tickets for Annual meeting tonight.

Michelle: Michelle stated that she takes care of the website and blog. She keeps everything online neat and tidy. She is also taking care of pet registration. *"She is the dog and cat catcher."*

Gerard: Gerard stated that he is the Vice President and helps by making sure the lawns and buildings are maintained. Appreciates the work orders coming in. He has even seen some work orders from people for property concerns that are not their own. He appreciates everyone helping to keep the community looking nice.

Jim: Jim stated that he oversees the sprinkler system, as well as, works as a team with other members of the Board to complete the work orders in all areas as needed.

Rick Doyle: Rick stated that he handles the cement and brick work orders. Brick and cement work should be starting in June.

Pat: Pat stated that she is new to the secretary job and has been learning the different responsibilities for this position. She started in November and is working with the team to learn the required responsibilities.

Dolores: Dolores is the Treasurer and has been since 2017. She has placed on the tables the first quarterly report, budget, and current balance sheet. She is happy to report that the Association has a little over \$900,000 in the account. The budget has also allowed for monthly \$10,000 deposits in the Reserve. Accounts have been moved to Flag Star to take advantage of the higher yield on the checking account, Money Market and CD.

Sarah: Introduced herself as Counsel for the Association and appreciated the invitation to attend the meeting.

Raffle: Michelle asked for a volunteer to pull the winning numbers. Volunteers pulled the winning tickets from the box.

First place was \$50. Second and third place were \$25.

Ballots were collected and tallied by the election committee. While the ballots were being tallied, Michelle started the question/answer portion of the meeting.

Question: Someone asked if she could get a copy of the 2024 budget. She also asked for a copy of the final year-end report of the budget for 2022 and 2023?

Answer: Dolores said for her to complete a written request for a copy of these items and she will send them to her.

Anonymous Question: Michelle took this opportunity to let everyone know that we get anonymous work orders and we would appreciate it if everyone would put their name on the work order they submit. This is helpful when there are questions to be addressed.

Question was what improvements have been made for communications regarding work orders.

Answer: Ed said that we try to respond to the work order within 24 hours of receiving it. Ed answered stating that after a work order has been received, you will be notified (possible phone call or someone will stop by) that the work order was received and it is being reviewed. After it is reviewed, you will be notified as to the approval, progress, and estimated timeline for the workorder.

Anonymous Question: When will the grades and drains be worked on.

Answer: Jim answered We are aware of the low areas and the water pooling in certain areas. We will survey the entire complex (43 acres) to locate all the low spots. Then map out the findings showing where these areas of concern are located. When this is completed, we will contract with someone to fix these areas.

Question/Statement: A polite request from co-owner. On windy days, be sure the trash is secured. It blows around the yards and this person states she is *too old to keep picking up everyone's trash as it blows around.*

Question: Question regarding money being put into reserves (\$25,000 per quarter) for roofs.

Answer: We are currently putting \$10,000 each month into reserve mainly for the roofs that will be needed in the future. Last year we received a quote for \$3,360,000 if we were to replace all the roofs. The cost of replacing a roof is why we worked with a company to treat the roofs which will buy us 10 years giving us time prepare and save for future replacements.

Question: I do not like writing the questions. Can we go back to orally submitting the questions during the meeting?

Answer: At this time Michelle said she prefers written questions. However, questions are taken from the floor.

Question: What are the guidelines regarding Electric Vehicle hook-ups.

Answer: Gerard stated that first you need to write a work order. Then to pull a permit and secure an insured/licensed company for the install. This is for your own safety and your neighbors.

One of the co-owners works for DTE and said you can request and hire a DTE certified electrician to do this work. We will research requirements for the EV hook-up and check with Association insurance company to see if there are any restrictions or requirements, we need to be aware of.

Question: When will we be able to pay monthly HOA fee online?

Answer: Dolores explained there is an expense to both the Association and the person making your payment online. Your bank has a program where you can make payment through "Bill Pay" / "Auto Pay."

If you already have access to your account online, the bank has auto pay available for you on the website. There are quite a few people that currently use this option. If you are interested in more information, Dolores said to contact her and she will explain it further.

Question: If you have a corner unit does the Association supply the mulch or stones?

Answer: Ed said we have been doing the end units. Put in a work order if your end unit needs attention regarding stones or mulch. We want landscaping to look nice and will address the areas as the work orders are received.

Question: Any information regarding the construction of low-cost housing next to the complex?

Answer: Ed said that it has been tabled by the City Council. It does not look like it will happen.

Question: Please clarify the rules regarding washing your car in the driveway.

Answer: Ed reminded everyone that water is expensive. He does not see a problem with occasional washing of vehicles if you are not washing one every day. However, water is one of the more expensive items that the Association is paying for and would appreciate everyone using the water responsibly. Jim mentioned to be mindful of the amount of water it takes to wash the vehicle and it would help if during the process of washing the car you shut off the water at the nozzle between hosing down the vehicle. Do not let water keep running from the hose while you are washing and wiping down your car.

Neighbors are sharing the cost to wash your car.

Jim mentioned that if your toilet or sump pump appears to be "running", please let us know right away. This can drastically increase the water bill in your building.

Results of the vote: Pat reported it was a nail biter. Ed Mroz, Gerard Kulka, Jim Dishman and Rick Doyle have been elected for a two-year term as officers on the Moravian Meadows Association Board.

Congratulations and thank you for reelecting them as officers on the Board. They all work very hard and put in long hours to help keep this community operating and looking beautiful.

Thank you to the Election Committee for helping this year. Your help is appreciated.

Ed: There are a few areas where most of the complaints seem to be.

- Observing the 15 MPH speed limit.
- Picking up dog droppings **immediately** and not letting them sit there for a few days to a week before cleaning them up.
- Keeping the garage doors closed when you are not working inside or around the yard.

Dolores: Please remember to put their unit number **directly on the check**.

Question/Statement: When you are walking at night be sure to wear something reflective or if walking your dog put something reflective on the leash/dog.

Question: Can we look in to putting out more signs stating 15 MPH? And thank you for the new STOP sign.

Answer: We will look at the existing signs and see where improvement could be made.

Question: If I want to plant something (bushes, small tree) do I fill out work order for prior approval?

Answer: Fill out work order and 99.8% chance it will be approved. We all want to see our landscaping looking beautiful.

Question: How often are the sprinklers scheduled to go on?

Answer: Jim answered that the sprinklers have not been turned on yet. It has been raining enough that the sprinklers are not needed yet. When grass starts showing distress, the sprinkler system will be turned on. They will be scheduled to operate 3 days per week. There are two schedules:

Monday, Wednesday, and Friday

Tuesday, Thursday, and Saturday

Question: What is the requirement/restrictions regarding holiday ornaments.

Answer: Put in a work order for outdoor holiday ornaments. There are specific regulations in the by-laws and the request will be reviewed and you will be notified if your ornament/decoration is approved for outdoor use.

Ed thanked everyone for coming and adjourned to meeting at 7:50 p.m.