

September 22, 2022, meeting was called to order at 3:38pm

Board Members Present: Mickie Gaskell, Rich Edwards, Barbara Murphy-Sanders, Steve Presdorf, Larry Romyak and Sheila Mowry/633 Group.

Minutes Approved as Presented.

Financial Report

Cash on hand of \$166K against Accts. Payable/Prepaid member Fees of \$53K, leaves us with \$113 against ever increasing windows repairs of \$200K as all this month's requests are approved

Revenue/Member Fees continue to track on budget with only one being beyond normal collection parameters.

Operating Expenses: Sprinkler repairs continue at a rapid pace with \$14K spent against an \$18K budget, (fingers crossed). Other contractors and Maint. have an unused balance of \$58K, still hoping this will provide needed relief in some over spent categories. Although there was \$ spent on drywall repair, there are some new work orders to be requested. Fall Tree/Scrubs trimming, and planting should be hitting the financial statement in the next two weeks.

Reserve spending- Window Repair expenditure is raging. If all Class A requests are approved, we will find ourselves \$82K over committed with 4 months still to go. This line item will be causing great difficulty in the next years budgeting process, not to mention the locking Mailboxes that we were/are hoping to address.

Management Report / Old Business

Owners having problems with pitting on garage floors due to salt dripping from cars in winter. There are no funds now or in the distant future for this. Residents are welcome to request Board approval to apply an epoxy floor, at the resident's expense. Color selection must be submitted. Sheila will send out an email blast.

3609 Tartan has received a letter from the Association's lawyer about the noncompliant front entry door. The attorney is reaching out in an effort to have a conversation.

A lien will be placed on 3734 Tartan. This account is considerably in arrears and the owners are out of the country and cannot be contacted. Last heard they were in China.

For owner repeatedly complaining about foundation crack, Sheila will reach out to Mulder's Waterproofing to inspect and provide an estimate to drill and inject a sealant into the crack.

We are still having difficulties keeping the skimmers cleaned, may need to fix one, because it is too high. Sheila will reach out to Dave Stanley at Michigan Waterfall.

New Business

Locking Cluster Mailboxes-Sheila and Rich to meet with Joel to go over mailbox count and review specifications to get a quote on installation to see how this works with next year's budget.

All windows requested replacement by JP Builders were approved. This led to a discussion about how much over budget this will leave us. A discussion followed; it was decided that we should have an open house where we can address all interested parties at one time. In the meantime, Steve & Larry are discovering how many windows have been replaced and how many are coming. The board will have a meeting on Monday October 24th at 3:30 to discuss what will be shared at the open house meeting. The open house meeting will be at 6PM to 7PM on October 25th in Larry Romyak's garage 3518 Kirkaldy.

Amiee Glassmann, 3772 Tartan is interested in a Board position. Mickie will reach out to her and ask if she would like to be a nonvoting member of the board.

Next Meeting will be at 3:30 on October 27th.

Meeting adjourned at 5:35pm

Minutes respectfully submitted by

Barbara Murphy-Sanders