

HERITAGE VILLAGE OF SWARTZ CREEK

BOARD OF DIRECTORS MEETING AGENDA

April 12, 2022, 6:00 PM

Meeting Location: Held via Zoom <https://us02web.zoom.us/j/7673746424>

1. Closed Meeting Call to Order 6:03pm Ted Kramer
2. Roll Call
 - a. Board Members Present

Craig Weierhauser, Ted Kramer, Jim Harris, Dan Straka, Jason Bennett,
Shandon Claspell (Joined Late, after roll call was completed)
 - b. Board Members Absent
 - c. Leadership Management Representatives Present

Dawn Bowman
3. Resident Comments/Issues
 - a. Craig recapped his conversation with, he talked to her for 45 minutes about her concerns with the June changes and how she felt the board did not have the right to make those changes. Dawn also spoke with her via the phone and informed her that her attorney stated we could not dissolve the association. Ted and Dan confirmed that the Condo association was dissolved long before the bi-law changes in 2019. Attempted to let onto the Zoom meeting but she was no longer shown as waiting to join. Moved onto the next issue.
 - b. Resident –emailed Dawn regarding her concerns with the alleys behind Saint Charles Pass and the increased water drainage into her lawn. Dawn stated she had contacted 3 different asphalt companies to come look at the alleys and quote necessary repairs. Dawn will inform the board when they are coming out so we can meet with them while they are here.

Companies are:

Spartan

Hutch Paving

R&R Asphalt
 - c. Resident received a bill from the City of Swartz Creek for snow shoveling because McNamara did not clear her sidewalks in time. Ted stated McNamara should be responsible for paying that bill since they missed her walks/driveway. Additionally, this needs to be discussed with the city as well since it appears to have been issued less than 48 hours after the snow had stopped. Dawn will send over the letter from the city for the board to reference.

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4. Approval of March meeting minutes

- a. Motion to approval March meeting minutes was made by Ted. Craig W. seconded.
- b. Minutes approved 6-0

5. Finance/Budget

- a. Cash On Hand \$2238.98
- b. Reserve Funds \$27,883.25
- c. Money Market Account \$15,233.05
- d. Accounts Receivable - \$11,700

Ted asked about the conditions of the ponds – all the ponds are looking better, the front pond without the fountain has a lot of scum in it. Dawn will contact Lake Pro regarding this. 1

Fountain in NE Pond is not working, Shandon will investigate it.

6. Board Discussion Items

- a. Old Business for Discussion
 - i. 2022 Budget approval – Motion to approve 2022 budget made by Craig W, Ted seconded. Minutes were approved 6-0
 - ii. Lawn Quotes – No need for quotes for lawn care. McNamara snowplow bid that was approved in November also included lawn through the summer. Dawn will send a letter to the residents with contact information for the lawn companies that we've worked with so they can obtain quotes for their lawn maintenance if they want them
 - 1. True Green should be starting treatments any day.
 - iii. Saint Charles Pass alley – 3. b. covers information on the companies that will be quoting the repairs.

7. has not reached back out about not being able to join the meeting. Dawn will call her to ask her to try and join so we can address her concern.

- a. voiced her concerns with the upcoming changes, stating that we are obligated to repair her stairs and the board did not get proper votes to dissolve the association or to make the bi-law changes in 2019. She also asked why she paid monthly dues if no exterior repairs were covered.

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- b. Ted re-stated the fact that the monthly dues covered maintenance to limited common areas (snow plowing, lawn moving and lawn treatment). He also confirmed that in 2019 the board made phone calls and went door to door after receiving no responses to the letters about changing the bi-laws. The board obtained a quorum in favor of the changes and has record of all of those ballots.
 - c. stated that the board needs to address her stair repairs or she'll pursue legal action. She was informed that the board will discuss at this meeting and Dawn will follow up with her after the meeting and let her know the outcome.
- 8. Board discussed the ballots and stated that Betty had given all of the files to Tina and the ballots were in that file box. A member of the board will get those files from Tina.
 - 9. Board discussed concerns and unanimously agreed that we had no obligation to make such repairs and that no repairs will be made to stairs/porch. Dawn will email her with that decision.
 - 10. Next meeting will be held Tuesday May 10th at Ted Kramers residence.
 - 11. Meeting adjourned at 6:57pm