

### **03.06.2025 Liberty Square Board Meeting**

Members Present: Diane Bucon, Teresa Powell, Kim Jarvis, Mia Faist. Melissa Cantey from

Leadership Management (Kim decided to take charge of this meeting)

Meeting called to order at 5:40 at Diane's condo

Approval of last meeting minutes: yes

#### **1. Management Report:**

**Legal Update:** Our current lawyer is The Makower Firm (we used him before Melissa took over management.) - Sara Carl is representing us. Dawn recommended Tilchin and Hall. We agreed to stay with Makower for now.

**Lawsuit:** Current lawsuit was discussed.

**Delinquency Report:** Discussed co-owners on delinquency report handed out by Melissa. Focused on ones who were in arrears over \$1,000 as this is what the minimum is to send someone to collections. Kim proposed getting a list of all rentals to see if they are registered with the township. If they are not, we can then address this with the co-owner or township. This is a good place to start to stop the frequent delinquency.

**Violation Log:** We cannot do anything until April 1, 2025- thirty days after the letter sent to co-owners, so we tabled this topic for now per Kim.

All violations as of April 1, 2025, will be: \$25/\$50/\$100.

**Service Logs:** Unit on Colony is asking for \$325 reimbursement. It was \$225 for snaking the drain and Downriver Plumbers charged \$100 for an inspection. We were all in agreement that we are only reimbursing the \$225.

Condo with current water leak in the closet: Roofers need to come and do an estimate. Gutters should be blown out at least once every two years- this needs more discussion.

**Financial Report:** We currently have \$30,000 cash on hand.

#### **2. Old Business**

**Roads:** Now is the time to begin working on estimates. Melissa will get 3 solid bids, and we can have a mini meeting to vote on which company to use. (6:30 Kim left and turned the meeting over to Diane.)

**Walk-Through:** This needs to be done soon, and we will let Melissa know a list of violators.

**Retaining Wall:** Suggested to get a landscaper out to get an estimate to fix. Does Teresa know any landscapers from owning a tree company? Our current sprinkler company has a family member that does landscaping, perhaps ask them for a bid? \*\*Moot point now, Javier fixed it!

**Visitor Parking:** (specifically violators in the spots by the big pond) Per the new Rules and Regulations, Melissa will send a letter.

#### **3. New Business**

- a. We are getting estimates for signs to be made and installed in the emergency turnaround areas.
- b. Should we consider sending out an association newsletter? We could hand deliver them
- c. Should we get a new loan for the roads with a new bank- we cannot move the reserves from Alliance unless we pay off the current Alliance loan (we think there is no penalty for early payment.)
- d. Melissa recommended we begin to really pick apart and examine the by-laws

Next meeting is Thursday April 3, 2025 \*\*\*4:00 pm at Diane's condo.

Meeting adjourned: 7:25pm

Submitted by: Mia