

**EMPIRE HILLS CONDOMINIUM ASSOCIATION
ANNUAL MEETING - OCTOBER 17, 2015**

Time and Location: 12:00 PM Empire Township Hall

Call to Order: Having ascertained that a quorum had been reached, the annual meeting was called to order by Kent Wiejaczka at 12:05 PM

Attendance: Kent Wiejaczka (President), Peter Brager (Vice President) Carlotta Meehan (Treasurer), Bernie Meehan (Secretary), Marilyn Brager, Kathy Wiejaczka, Ron & Rebecca Deering, Frank Sciannella, Kimiko and Richard Williams, Jim Jackway, Dave & Carolyn Wollenhaupt, Dave & Mary Hulick, Nancy Linderman, Barry Bennett, and Bob Grooters

Approval of 2014 Annual Meeting Minutes: Kent stated that the Treasurer's Report has no specific line item for the road fund. Dave Wollenhaupt wants a correction on the association audit requirement section to read Dave Hulick made the statement and not Dave Wollenhaupt. Jim Jackway also wants a correction regarding the camp fires (fire pits) in the village due to the fact that they are allowed unless there is a fire ban in effect Pete Brager made a motion to approve the minutes and was seconded by Dave Hulick The motion carried.

MINUTES

Treasurer's Report: Carlotta presented the 2015 Treasurer's Report and the proposed 2016 Budget. Current 2015 expenses amount to \$17,483.59 and current cash assets are \$148,606.24. There is no further need for additional dues and she recommends that we lower the annual dues back to \$300. Money market funds are held in reserve for road repair and replacement. The cost of a \$4400 road patching entry was questioned by Dave Wallenhaupt and explained by Kent. Dave Hulick and Carlotta mentioned that the last unnamed item on the 2015 Expense Sheet should have been deleted. (This item is deleted in attached current copy.)

Costs associated with the annual association audit were discussed. A CPA or Non CPA can be used to conduct the required audit. Fees for a Non CPA are less than a CPA.

Richard Williams made a motion to accept the Treasurer's Report and Dave Hulick supported the motion. Dave Wollenhaupt made a motion to accept a Non CPA person for the annual audit and Carlotta supported the motion. Dave Hulick made a motion to accept the proposed budget and Frank Sciannella supported it. Frank made a motion to lower the annual dues to \$300. and Carlotta supported the motion. All four motions passed.

2.

Member's Comments: Barry Bennett questioned the use of volunteers for ongoing maintenance of our subdivision and proposed the hiring of professionals to perform tasks such as entryway gardening. Frank Sciannella says volunteerism promotes a sense of community and collegiality. If a person does not want to participate, it's their choice. Ron Deering wanted to know if it is cost effective hold a barbeque after a volunteer session. The answer is yes. Since there are no labor costs, the association ends up paying less for needed projects.

Several comments and ideas were presented regarding the conditions of the roads. Patch or repave all or some of the roadways? How long can the road bed, shoulders, and surfaces last? Should we hire a road engineer and secure a bid from Elmer's next spring? Should we delay repaving until more homes are built? Should a security deposit to cover road damage caused by construction vehicles be proposed? The Board will review and determine a course of action when they convene next April after the spring thaw.

Jim Jackway mentioned the association rules regarding pets. All dog owners are reminded to leash and clean up after their dogs. It was suggested that a sign be added at the entryway for visiting dog walkers.

The emerald ash borer has infected many ash trees in the subdivision. Bob Grooters has six dead trees on his property and welcomes suggestions on how to remove them. Kent said it's the lot owner's responsibility to remove them. The Board does not want to allocate funds for tree removal on private properties. Rebecca Deering said there is a company, Chelsea Michigan Plank Flooring, who may be interested in harvesting ash trees. Kent asked Rebecca to research this firm and report back to the Board. Dave Wollenhaupt said there are several six feet tall volunteer maple trees that eventually could block views. It is necessary to contact the lot owner for permission to take down any trees.

The Empire Hills Master Deed needs to be consolidated into a single updated document. Review of the Master Deed, By Laws, Amendments, and Exhibit B is the first step in this process. Kent stated that the consolidation will not change owner's rights. Jim Sills and Jim Jackway have volunteered to review and rewrite documents. Refer to attachment.

Emergency vehicles cannot respond to emergency requests when snow from private driveways is plowed into the common roadway. If snow is plowed into the roadway, a \$150 charge will be billed to the lot owner.

Pete Brager presented the association's lien policy and how it applies to delinquent dues and fees. Refer to attachment.

3.

Report from the Architectural Review Committee: No house plans or requests for review were submitted during the past year. Members of the committee are Bernie Meehan, Kathy Wiejaczka, Dave Hulick, and Jim Jackway. Volunteers are always welcome. Prior to building owners are advised to contact this committee for association guidelines.

A guide to lighting was explained. It illustrates how the shielding of outside lights and lower wattage bulbs can enhance nighttime viewing. Refer to attachment.

Election of Board Members: Barry Bennett and Kent want to explore the possibility of adding a fifth member to the Board. Carlotta says it's difficult to enlist volunteers. Dave Hulick said it might need an amendment change. Further discussion will be made at future Board Meetings. Richard Williams made a motion to vote for current slate of Board members and was seconded by Frank Sciannella. Motion passed.

Bernie Meehan made a motion to adjourn and Peter Brager supported it. Motion passed.

Adjourned 2:25 PM

Respectfully submitted by Bernie Meehan