

**Empire Hills Condominium Association  
Annual Meeting Minutes – October 26, 2013**

**Call to Order:** Jim Sills called the annual meeting to order at 10:05 A.M. A quorum was reached by adding the number of those lot owners in attendance and number of proxy votes of those unable to attend.

**Introductions:** President – Jim Sills; Vice President – Cathy Weissblatt; Treasurer – Carlotta Meehan; Secretary – Barry Bennett; Legal Council and Acting Parliamentarian – Ward Kuhn was not in attendance.

**Approval of 2012 Annual Meeting Minutes:** Rick Grodek made a motion to approve the minutes. Motion supported by Barry Bennett. All ayes.

**2013 Treasurer's Report:** Yearly expenses are approximately \$20,000. To date \$17,127 has been disbursed. Two months of additional expenses will further deplete the budget. All unspent funds from dues are rolled into the contingency account for future years. The 2013 snow removal costs of \$12,958 have surpassed the allotted amount of \$12,000. Barry Bennett and Tom Dailey voiced concerns and solutions to the budget short falls. It was explained that drive way sealing and annual lot mowing are not a budget items. Maintenance and funding for future resurfacing of the roads are the focus for our budgeting. Annual dues have not increased in the past 10 years. Motion to approve 2013 Treasurer's Report and 2014 Budget by Dave Hulick. Motion supported by Dave Wollenhaupt. All ayes.

**General Maintenance:** The pump house near the North Entrance was painted, irrigation system was repaired, and landscaping upkeep was performed on the entryway beds. All the roadways were patched and coated in some areas. Annual mowing will be performed on unimproved lots and common spaces.

**Architectural Committee Report:** Special thanks were made to retiring members Deb Sills and Evan Murray. Nancy Lindeman volunteered to join Peggy Schous, Dave Hulick, and Bernie Meehan. The Architectural Review Committee (ARC) Check List and Acknowledgement Form were available to attendees. Lot owners intending to build are encouraged to contact the ARC prior to creation of any plans. Two homes are presently being constructed this year. One of these homes (Lot 28) has not adhered to the Bylaws regarding outdoor lighting and posted signs. The Board will work to resolve these issues.

**Letter to the Empire Village Planning Commission:** The entrances at Bennett Street and M-22 could be impacted by the proposed village plan. Also, EHCA property abutting the New Neighborhood is a part in the proposed plan. Jim Sills replied to the Empire Planning Commission stating that we are private property.

**(Empire Planning Commission continued)**

We do not receive services from the Village or Township, and are, essentially, not subject to the proposed changes.

Further information can be obtained at

[http://www.leelanau.cc/downloads/empire\\_publicreview.pdf](http://www.leelanau.cc/downloads/empire_publicreview.pdf)

**Voting on New Bylaws:** A recent State of Michigan statute change to amend Article III of our Bylaws was proposed and recommended for passage by the EHCA Attorney, Ward Kuhn. Unanimous Action Without a Meeting received 52 votes favoring passage and Participation in Meeting by Remote Communication received 56 votes favoring passage. Article III of the Association Bylaws was amended. These provisions allow the EHCA Board to conduct business electronically when necessary.

**Election of 2014 Board:** No volunteers or nominations were made from the floor. Therefore, the Slate of Candidates was announced: Kent Wiejaczka, Lot 40 – President; Cathy Weissblatt, Lot 53 – Vice President; Carlotta Meehan, Lots 18 and 76 – Treasurer; and Bernie Meehan, Lots 18 and 76 – Secretary. Dave Hulick made motion to approve. Jim Jackway made motion to support. All Ayes.

**New Business:** Joe & Trina Ball and Dave Wollenhaupt requested Ward Kuhn to interpret Bylaw 6.4 and how it would impact lot owners. Mr Kuhn was not present. Discussion followed with Mr. Dailey and Mr. Wollenhaupt voicing their opinions on this issue. Several points were raised including permission to go on another lot owner's property for the purpose of tree removal. Another issue of overgrown trees in open spaces and their possible removal was also discussed.

Barry Bennett discussed a provision to Bylaw Section VII, Section 9 allowing boats to be stored on owner's property between Memorial Day and Labor Day.

No definitive action was taken and discussion will continue on this proposal.

Finally, Trina Ball proposed a restriction on how much a Board expenditure could exceed a specified dollar amount, adding a Bylaw requiring painting or staining on a house be done within a set number of years, and a questionnaire regarding needs and wants of owners. Mrs. Ball was not present at the meeting and her proxy was limited for attendance purposes only. Trina Ball's requests were not Board actions and owners were asked to take handouts and reply directly to Mrs. Ball. Barry Bennett, Peggy Schous, and Deb Sills commented on these proposals and the consensus was that sufficient regulations currently exist.

**Call for Adjournment:** With no other new business, Bernie Meehan made a motion to adjourn and Dave Hulick supported the motion. All Ayes. Meeting adjourned at 12:03 P.M.

