

EMPIRE HILLS CONDOMINIUM ASSOCIATION ANNUAL MEETING – OCTOBER 22, 2016

Time and Location: 10:00 AM Empire Township Hall

Call to Order: Having ascertained that a quorum had been reached, Kent Wiejaczka called the annual meeting to order at 10:08 AM.

Attendance: Kent Wiejaczka (President), Pete Brager (Vice President), Carlotta Meehan (Treasurer), Bernie Meehan (Secretary), Kathy Wiejaczka (ARC Chairperson), Frank Sciannella, Roberta Hanson, Dave Wollenhaupt, Karen Molloy, Mike and Nancy Shaughnessy, Ron and Rebecca Deering, Bob Grooters, Marilyn Brager, Jim Jackway, Catherine Den Houter, Jim and Marge Chesney, Nancy Linderman, Dave and Mary Hulick, Barry Bennett, and Pieter and Margaret Schous

Approval of 2015 Annual Meeting Minutes: Kent explained that a motion must be made on the minutes. Dave Hulick made a motion to approve the minutes and was seconded by Marge Chesney. All were in favor and the motion carried.

MINUTES

Treasurer's Report: Carlotta presented the Treasurer's Report as of 10/17/2016, the EHCA Expense Report for 2016, and the EHCA Proposed 2017 Expense Report. Current expenses are \$13,597 and current cash assets are \$164,461.55. Cash assets have grown \$15,000 over last year due to timely payments and recovered delinquent dues. This year the association will incur additional expenses for road patching work and snow plowing. Rebecca Deering motioned to accept the Treasurer's Report and was seconded by Pete Brager. Mary Hulick motioned to accept the 2017 Proposed Expense report and was seconded by Marilyn Brager. Both motions passed.

Due to the scheduling of the annual meeting in October, Frank Sciannella suggested the EHCA fiscal year end on September 30th rather than December 31st and he also thought it would be wise to invest some of the excess money market funds so they could earn a higher return. The new board will review those suggestions.

Peggy Schous had a question regarding the present cash assets (\$164,461.55) and how much is needed to eventually lower annual dues. If we were in that position we certainly would lower the dues but Carlotta stated we actually use all the dues and are saving for the future costs of road repair/replacement.

Mr. Sciannella asked how many lots are behind in their dues. There are three.

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Two lots are for sale and owe dues but we have a lien on both lots and the monies will eventually be recovered when the lots sell. The other lot is just slow in remitting dues payments

Condominium Document Consolidation / Web Site: Pete Brager explained the current status of the consolidation process. The purpose was to put together documents that consolidated all the amendments, the Master Deed which has Exhibit A (contains the condominium bylaws), and Exhibit B (contains the surveys of the subdivision). The association bylaws are a separate entity. Dave Wollenhaupt, Pete Brager, and Dave Hulick were responsible for the consolidation effort. Dave Hulick produces the consolidated document that has been proof read by Pete Brager and Dave Wollenhaupt. This document includes the 1st, 2nd, 3rd (For Sale Signs), and 4th (electronic meeting rules for board per State of Michigan) amendments. The goal is to produce a document where one doesn't have to search between different amendments. The end goal is have all documents on the web site in a consolidated form that can be used as a working document. The web site (empirehills.com) contains all original association documents as well as the consolidated or working document.

Dave Hulick developed the EHCA web site (empirehills.com) intending that it be a document depository, a resource for all lot owners, and a good reference for realtors. The site now contains working condo documents and minutes of the last three annual meetings. Additional information can be posted at any time.

Association by Laws/Condominium By Law Amendments: Kent explained the ongoing process of his committee work on the Association bylaws. The developer's name was removed from the eight- page document. Jim Sills and Jim Jackway researched other developments and decided that the board of directors should be increased from four members to seven members. Kent acted as a facilitator and with the board approval passed an amendment to increase the number of board members. Kent outlined the process whereby an amendment can be proposed and presented at an annual meeting. Presently Kent is reviewing possible amendment changes regarding existing grade of homes, lot view restrictions, and certain variances. Jim Jackway stated that all the documents were written from the developer's point of view and the committee's goal is to delete any references associated with the developer.

Marge Chesney wanted to know the difference between condo bylaws and association bylaws. Kent answered saying that condo bylaws deal with property management and association bylaws are concerned with how we do business and function as an association.

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Pete also mentioned that the Condominium by laws has to be recorded with Leelanau County and the Association by Laws is not required.

Property Lines (understanding common versus private property): Kent distributed a one- page handout depicting the roads in our subdivision. The roadway is 40 feet wide and is considered a common area. Lot owners should be aware their property line does not begin at the edge of the road. To understand where property starts and ends look for the yellow survey pins found on each lot.

Road Report/Drain Report: Presently road expenses and repairs are funded by annual dues. Nobody can forecast how many years it will take in order to repave a road. Kent's work on the road committee this year indicated there are multiple options for road repair or repaving. Pete and Kent have scheduled a road contractor to fill in all the cracks on all the roads in our subdivision. This work is being done to avoid major road replacement in some areas such as South Village Court, West Sleepy Valley Drive, West Filby Trail, and South Roen Drive. Pete stated there should be an annual road review and a committee should be formed to address road issues. Barry Bennett stated that South Village Court presented a bad appearance and should be repaved. Dave Wollenhaupt disagreed saying a committee should make a recommendation. Frank Sciannella wants to know how one values aesthetics over function. Finally, Jim Jackway recommended that a road committee be formed and he feels that South Village Court should be repaved rather than have the cracks sealed.

Jim Chesney wants the Village Of Empire sign situated near the South entrance be moved to a different location. Inadvertently cars use our entrance thinking they are entering the Village of Empire.

Mike Shaughnessy wanted to know if it is worth it to replace roads where houses have been constructed. Barry Bennett's motion to repave South Village Court was subordinated to a motion proposed by Mike Shaughnessy. Mike made an advisory motion to form a road committee to make an informed decision regarding options and costs for repaving some sections of roads in the subdivision and that it report back to the board prior to the 2017 annual meeting. Marge Chesney seconded the motion. All were in favor and the motion passed.

Architectural Review Committee Report: Chairperson Kathy Wiejaczka introduced committee members Jim Jackway and Dave Hulick. There were three lot owner requests and no new construction plans submitted in 2016.

4.

Election of the Board for 2016-2017: The board increased to seven members. The nominees were Kathy Wiejaczka, Jim Jackway, Pete Brager, Bernie and Carlotta Meehan, Frank Sciannella, and Dave Hulick. Motion was made by Jim Chesney to accept and was seconded by Mike Shaughnessy. Motion passed and the new board was elected.

Member Comments: Dave Wollenhaupt voiced his concerns regarding the rapid growth of unwanted trees and vegetation. In the past he has asked permission to be allowed to cut trees blocking his view scape but rapid unwanted growth has overwhelmed the areas surrounding his lots.

Pieter Schous also mentioned that growth of unwanted trees and vegetation can cause damage to the roadways and ruin the view scape. Many lot owners are not aware of the invasive vegetation on their lots due to the fact that they never visit the area each year. When needed Peggy Schous offered to write a letter to accompany the lot mowing notice stating that further cutting is required. Peggy made a motion to compose this letter and Carlotta Meehan seconded the motion. The motion passed. The EHCA attorney has determined that the board has fulfilled the obligation to notify owners to cut vegetation on their lots. Tree growth and vegetation is covered in the Condominium by laws (Article VI, Section 6: View Restrictions). The board will continue working to develop a clearer understanding and statement of this section.

Once again an advisory motion to request the village/township to move the "Welcome to Empire" sign near the South entrance was made by Jim Chesney and seconded by Mike Shaughnessy. The motion passed.

Adjournment: Jim Jackway made a motion to adjourn and was seconded by Dave Hulick. The annual meeting adjourned at 12:04 PM.

