

EMPIRE HILLS

CONDOMINIUM ASSOCIATION MEETING OF MEMBERS OCTOBER 19, 2002

The meeting was called to order by Chris G. McCrumb, President, at 11:17 a.m. on October 19, 2002 at the Empire Village Fire Hall.

Members present were:

Tom Bradley	Unit #7
Jeff Peterson	Unit #9
George Schuhmacher	Unit #10
David Gray	Units #18, 19, 20,
The Great North South Corp.	Units# 32, 40, 41
Karen Rye Molloy	Unit #25
Edward and Susan Gatt	Unit #30
Robert and Erma Whittaker	Unit #35
Joe and Trina Ball	Unit #36
Mary Ellen Koser	Unit #40
James and Margery Chesney	Unit #46
Mark and Ann Chesney	Unit #46
Bernard Meehan	Unit #53
McKeough Land Company, Inc.	(Chris McCrumb and Tracy White)

The total number of Unit Owners represented at the meeting, including 41 Units owned by McKeough Land Company, Inc., was 57 out of 80 total Units. Therefore, a quorum was present.

Perspective Members present were: (sales not yet closed)

Chuck and Patricia Penner	Unit #8
Rob and Annette Peterson	Unit #68

Guests:

Tracy White	McKeough Land Company, Inc.
Dave Goodwin	Friend of Tom Bradley (7) and The Peterson's (68)

An agenda, Amendment to the Master Deed, 2002 Financial Statement, Proposed 2003 budget and owner information sheets were distributed. There were no additions or changes to the agenda.

Old Business

Development of adjoining property

Chris discussed the 26 new lots in Empire Hills which includes the farmhouse on lot #80. The utilities are in with the exception of natural gas which will go in next spring. The 2nd Amendment to the Master Deed was filed to add these new lots. In addition, a few other changes were made that are noteworthy:

1. Obligation of the Association to connect to sidewalks on abutting properties.
2. 1,200 sq. ft. minimum on first floor for lots 61-80.
3. Additional setback language: "No setbacks as stated herein shall be amended or revised without the consent of each affected lot owner (affected lot owners include those affected by a potential change in their view shed)."
4. Camping on lots allowed until January 1, 2006.
5. Special restrictions pertaining to Unit 80 (farmhouse) and its use as a Bed and Breakfast establishment.

The New Neighborhood has been given their approval to build their extension of the village. The plan calls for 50' wide lots, alleys, north-south and east-west road design (public), community septic systems, village water, limited commercial uses (possible examples: corner drug store, barber shop, etc.), and sidewalks. It will be built in 6 phases. This project abuts Empire Hills to the west. If sidewalks are constructed in the New Neighborhood in an area that Empire Hills could connect to, then the association would be required to build a hard surface trail through the open space to connect with this sidewalk. This would be a nice benefit to owners in Empire Hills making it easier to commute to the village or beach in a non-vehicular way. Concerns about this project include loose restrictions and density (84 lots, 126 living units allowed). Changes to the Empire Village Zoning Ordinance could address some of these concerns. For example, duplexes are allowed in the New Neighborhood, but limiting duplexes in the village would also limit them in this project. It was suggested that people should get involved as much as possible (especially those who are local). Trina Ball has been involved in going to meetings and David Gray has been keeping tabs on the New Neighborhood. Trina agreed to try and keep Empire Hills owners informed as much as she can. Also, there is a group called "Smart Choices at Empire". Tom Cyr is the contact person. If you want more information, call Trina or Tom. Another good way of keeping informed is subscribing to the Leelanau Enterprise. When the "Customers Only" section of the Empire Hills website is up and running, communication about these types of issues will be much easier. For those out of town, you can write letters, send e-mails and faxes, etc. Bottom line is, the more involved you can be, the better.

Common Areas

Open spaces and existing structures were discussed. It was agreed that a committee should be formed to make decisions about the uses of these areas as well as maintenance and upkeep. The Open Space Committee was formed by the following volunteers: George Schuhmacher, Jeff Peterson, Joe and Trina Ball, and Karen Molloy. Suggestions and input should be directed to one of the above.

Village Water

At one time, there was a chance that village water could be extended to the Empire Hills lots in the village limits (lots 43-80). Apparently, the village just doesn't have the capacity to do this, so all lots in Empire Hills will be served by individual wells.

Project Entrance/Signs

Next spring, a project entrance (sign and landscaping) will be installed at the entrance from M-22. Something similar but small scale as the main project entrance. McKeough Land Company, Inc. installed street signs throughout the project that match the project sign at the entrance.

Farmhouse

The farmhouse on lot 80 has been sold and the new owners are planning a bed and breakfast operation. The new owner is Holly Decker. Holly and her family are Empire natives and her mom is going to be helping her run the B & B. It is planned to have 4-5 bedrooms with individual bathrooms. They are hoping to have at least a couple of rooms open this spring. It is going to be called The Cottonwood Inn.

Website

The "Members Only" section of the website is going to be worked on in the coming months. Any suggestions would be appreciated and will make this site really useful for all members.

New Business

Board of Directors

The Board of Directors is made up of three positions, President, Treasurer and Secretary. Currently, the Board is made up of all Developer members. Since almost half of the lots are currently sold, it was the consensus that a non-developer owner should fill one of these positions. Joe Ball volunteered, a motion was made, seconded, and unanimously passed to add Joe to the Board. The other two members will be Chris McCrumb (MLC) and Mike McKeough (MLC). Their positions will be determined at the next Board Meeting.

Advisory Committee

This group's function is to facilitate communication between the Board and the members of the Association. It also helps in the transition when the Board goes from a majority of developer owners to non-developer owners. This Committee is made up of five (5) members. Volunteers and/or current members for this Committee are: Darlene Sheehan, Karen Baja, Tom Bradley, Jim Dykstra, Donna Schuhmacher, and Chuck Penner. The Board will vote on the five new members.

Architectural Review Committee

This group's function is to review house plans, lot development plans, landscaping plans etc. This committee is also made up of five (5) members. The new ARC is going to be David Gray, George Schuhmacher, Andy Truax, Ann Chesney, and Chris McCrumb (MLC).

Other Possible Committees

The Open Space/ Landscaping Committee was formed earlier in the meeting. No other committees were formed.

Re-Sale of Sold Lots

As a point of clarification, if a non-developer owner wants to sell their vacant lot, no signs are allowed on the lot to advertise the lot for sale. This has been in the protective covenants from the beginning. If there are questions about this or further clarification is needed, please contact Chris McCrumb. A for sale sign is allowed for the sale of an existing home.

Treasurers Report

The 2002 report proposed 2003 budget was distributed and reviewed by Chris McCrumb on behalf of Mike McKeough (Treasurer). The 2003 budget suggested keeping the annual dues at \$300.00. A motion was made, seconded and unanimously approved to keep the dues at \$300.00 per year.

Notice of Representation

This is a form that needs to be filled out by each owner stating who is designated to cast a vote for each lot. If you haven't filled this out, please do so and return it to Chris at MLC.

Member Comments/Questions

David Gray suggested re-naming W. Sleepy Valley Drive to Empire Hills Drive to save some confusion with S. Sleepy Valley Trail. Chris will look into it, but new road signs would need to be made and they are very expensive. The Board will vote on this with input from the Advisory Committee.

Next Years Meeting

It was the general consensus that mid-October was a good time for the meeting, so plan on this for next year.

Adjournment

The meeting was adjourned at 12:45 p.m.