



EMPIRE HILLS

CONDOMINIUM ASSOCIATION MEETING OF MEMBERS OCTOBER 11, 2003

The 4th annual meeting was held at the Empire Village Fire Hall and it was called to order by Chris G. McCrumb, President, at 10:28 a.m.

Members present were:

Deb Jezek and Geniaro Medellin	Unit 5 and 6
Jeff Peterson	Unit 9
Carol Schifman & David Halperin	Unit 10
Andy and Karen Truax	Unit 16 and 47
David Gray (by proxy)	Unit 18, 19, 20, 32, 41, 42
Jim Dykstra	Unit 21
Jeffrey Hall (by proxy)	Unit 22, 23, 24
Robert Grooters Sr.	Unit 29
Ed and Sue Gatt	Unit 30
Robert S. Grooters	Unit 31
Joe and Trina Ball	Unit 36
Mike Gerardi	Unit 45
John and Christin Schrei	Unit 49
Bernie and Carlotta Meehan	Unit 53
Rob Peterson	Unit 68
McKeough Land Company, Inc.	(Chris McCrumb, Tracy White, Kim Bunbury)

The total number of Units represented at the meeting, including 20 Units owned by McKeough Land Company, Inc., was 44. Therefore, a quorum was present.

Chris welcomed everyone and Tracy introduced all of the owners. Chris then introduced Kim Bunbury, the newest addition to the Traverse City Office of McKeough Land Company, Inc. Kim was hired as an Acquisition Specialist.

An Agenda and list of current owners was passed out. There were no additions or changes to the agenda.

OLD BUSINESS

The Quercus Alba (adjacent development to the west) project was reviewed. Phase one is close to being sold out. Several homes are under construction. One of the concerns with this project is their ability to rent these homes without much restriction. Empire Village Ordinance 80 is currently under discussion and it addresses rental related issues. Trina Ball and Bob Grooters commented on the project and things happening with the Village Council. Those concerned about rental policies in the Village are encouraged to write letters to the Village or contact Trina Ball or Bob Grooters.

The common areas and structures in the project were discussed at length. As more homes are built, the improvement and maintenance of these areas are going to be more important. Bob Grooters suggested that the building receive some minimal maintenance to prevent further decay. John Schrei and David Halperin offered to have a builder or builders take a look at the buildings and make some recommendations. They will report their findings to the Board. Possible uses for the cement pad were discussed (tennis court, basketball court, etc.). The consensus was to leave it as is for now.

The discussion about the structures and their safety, along with kids frequently visiting the project to rollerblade and skateboard, brought up the topic of insurance. A copy of the current policy (cost is \$528.00 per year) was shown to Jeff Peterson, and he said he would recommend increasing the coverage and would be willing to do some research on types and costs of additional coverage. He will report his findings to the Board for consideration. He would also investigate possible types of signage that would deter trespassers.

David Halperin asked how recommendations to the Board would be handled. Chris stated that decisions requiring funds outside of the approved budget would not be made without the input of the owners.

A possible project entrance sign was discussed at the M-22 entrance. After some discussion, a motion was made and seconded to not put another sign up at this entrance. The motion carried unanimously.

A possible change in the name of W. Sleepy Valley Drive to W. Empire Hills Drive was discussed. After some discussion, a motion was made and seconded to keep the name of the road the same. The motion carried unanimously.

NEW BUSINESS

Maintenance of lots and open spaces was discussed at length. Jeff explained the benefits of annual mowings, which is actually required in the condominium bylaws. He explained that Black Locust Trees are not native and these trees should be controlled on lots and in open spaces. Chris explained that up until

now, the annual maintenance of lots has not been enforced or even encouraged because the project has looked nice as is and there haven't been any problems to date with overgrowth. With nuisance-type plant species growing such as the Black Locust, Spotted Knapweed and Burdock, annual maintenance seems logical and necessary.

Chris explained how view blocking, tree removal and trimming, numbered trees, identified stands of trees and un-numbered trees is handled, including who pays for what.

It was suggested that for this year, a "mass mowing" be done which would include all lots and open spaces. A notice will be sent out informing all owners what is planned and giving each owner the option to not take part in this "mass mowing". If they choose to opt out, the owner still must mow/maintain their lot annually. Chris will get bids for this mowing project.

Jeff Peterson further discussed the Spotted Knapweed and the difficulty in controlling this plant.

Composting was discussed by Trina Ball. She discussed the benefits and also the problem to do this for people who have smaller lots that are in more open areas. It was suggested that a place be identified in the open space that could be used for composting for everyone. No action was taken, but the concept was generally well received by the owners present.

Chris explained that there is a problem with the pump that waters the main project entrance. This will be fixed in the spring. Chris will also be sure that the well system gets winterized.

Chris made a recommendation that the Board of Directors add a fourth position of Vice-President. A motion was made and seconded and was unanimously approved. The new Board will then consist of a President, Vice-President, Treasurer and Secretary.

Nominations were taken for the Board of Directors. They were John Schrei, Joe Ball, Bob Grooters Sr., Bob Grooters Jr. and Chris McCrumb. A ballot vote was taken and the new board will be John Schrei, Joe Ball, Bob Grooters Sr. and Chris McCrumb. Their positions will be determined at the Board Meeting following the association meeting.

Nominations were taken for the Architectural Review Committee. Those nominated were: Andy Truax, Jeff Hall, David Gray, Robert Grooters Jr., Chris McCrumb, and David Halperin. The Board will choose five (5) members to serve.

Chris reviewed the Treasurers Report for 2003 as well as a proposed budget for 2004 (keeping the dues at \$300.00 per lot per year). A copy of the report is attached to these minutes.

Resurfacing the road may cost somewhere around \$75,000 depending on when it is done.

A motion was made and seconded to approve the proposed 2004 budget. The motion was unanimously approved.

Chris encouraged owners to keep the association aware of any contact information changes, especially e-mail. A Notice of Representation form needs to be filled out for each lot, indicating who may cast a vote on behalf of that lot. Forms are available if needed.

A question came up about storage of firewood. It can be stored outside but needs to be stacked neatly and not covered with unsightly tarps. Storage in a garage was recommended.

For sale signs on vacant lots for non-developer owners was discussed. McKeough has no immediate plans to change this bylaw but may entertain some modification to it at some appropriate time in the future.

It was decided that October is a great month for meetings, so next years meeting is tentatively set for that month.

Meeting was adjourned at 1:20 p.m.

Respectfully submitted by Joe Ball, Secretary and Chris McCrumb, President.