

EMPIRE HILLS CONDOMINIUM ASSOCIATION  
ANNUAL MEETING NOVEMBER 13, 2004

The 5<sup>th</sup> annual meeting was held at the Empire Village Fire Hall and was called to order at 10:05 a. m. by President, Joe Ball.

Members present were:

Mike & Nancy Shaughnessy	Unit 1
Tom Bradley	Unit 7
Chuck & Patti Penner	Unit 8
Jeff Peterson	Unit 9
David Halperin/Carol Schifman	Unit 10 & 28
Dave & Carolyn Wollenhaupt	Unit 13
Jeff Hall	Unit 22, 23 & 24
Karen Molloy	Unit 25
Matt Hurlin	Unit 26 & 27
Bob Grooters Sr.	Unit 29, 35 & 58
Joe & Trina Ball	Unit 36
Wayne & Mary Ellen Koser	Unit 40
John & Christin Schrei	Unit 49 & 69
Bernie & Carlotta Meehan	Unit 53 & 76
Grant Wilhelm (by proxy)	Unit 59
Ricard & Kimiko Williams	Unit 61
Rob Peterson	Unit 68
Mike & Michele Rhoades	Unit 72
Jim Flotz/Sallyanne Morris	Unit 75
Chris McCrumb	McKeogh Land Company

Inasmuch as this group did not represent the required quorum, we are enclosing a ballot and other documents. We would ask for your vote on several issues and a prompt return to the Board as instructed.

An agenda and list of current owners was passed out. There were no additions or changes to the agenda. Those present were asked to update information appearing on the master list.

John Schrei presented the Treasurer's report and the proposed budget for 2005. This report is attached for your review. There was a discussion regarding the contingency reserve (cash balance) and the fact that perhaps this balance, which is basically for future road repair, should be held in interest bearing instruments. The Board will review various interest bearing options. The budget for 2005 was discussed and received favorable review from those in attendance. The proposed budget is being forwarded to all lot owners for review and approval.

vote. Dues for 2005 will remain at the \$300 per lot amount.

There was a brief discussion regarding the Architectural Review Committee and the need for more response and interaction when house and landscaping plans are submitted. It was suggested that at this early stage of planning it might be an appropriate time for the committee to communicate in some manner to the prospective owner a concept or "Good Neighbor Policy" on items such as outdoor light pollution, roaming dogs and adherence to landscaping height regulations.

There was a great deal of discussion on lot mowing/cutting of weeds and scrub trees that have grown since the initial clearing by McKeough Land Company. The Open Space and Native Plants Committee (formerly the Landscaping Committee) has made arrangements for this work to begin. The discussion revolved around erosion issues, contamination if we would spray any of the invasive knapweed that is in abundance in the sub, and the cost of the effort. While the Association will pay for this initial cutting there was sentiment that future costs should be borne by the individual lot owners. More on this issue is contained in the attached 2004 Open Space and Native Plants Committee Year in Review.

The Board's enclosed letter is asking for comments on several issues stirring debate at the meeting, including:

- A. To change the by-laws to allow "for sale" signs on vacant lots or enforce the current "no sign" rule.
- B. To tear down or refurbish the:
  - 1. Barn
  - 2. Bathhouse

Several comments were made regarding the need for an operational Empire Hills website. David Halperin volunteered to oversee this effort and will report back in the near future the anticipated costs. As of this writing, the website is up and running. Log on at [www.empirehillsmi.com](http://www.empirehillsmi.com)

Nominations were made for the three ongoing Association committees for 2005.

The nominees are:

<u>Advisory Board</u>	<u>Architectural</u>	<u>Open Space/Native Plants</u>
John Schrei	David Halperin	Jeff Peterson
Bernie Meehan	Carlotta Meehan	Bob Grooters
Joe Ball		Trina Ball
Dave Wollenhaupt		

It will be the intent to hold next year's annual meeting in October as it has in all prior years. The meeting was adjourned at 1:10 pm

Respectfully submitted by Joe Ball, President and your 2004 Board.