

Northwood Lake Condominium Association
Fall Membership Meeting at Rawson Memorial Library
November 11, 2021
10:00 a.m.

The NLCA Fall Membership meeting was called to order at 10:00 a.m. with a roll call. There were 44 members present. Four Veterans were recognized from this group and thanked for their service followed by a round of applause. Two new owners were welcomed: Leila Weber and Gary (wife Paulette) Kivel.

Secretary - Minutes of the last official meeting of May 8, 2018 were read. Motion to accept Minutes was made, supported and **MOTION CARRIED**

Treasurer – Our current balances are as follows:

Checking	\$22,783.58
CD	49,562.30
Savings Account	84,334.43
Annuity	185,608.80
Total	<u>\$342,289.11</u>

A motion was made and supported to accept Treasurer’s Report. **MOTION CARRIEED**

President’s Report:

There is a rumor about a Bliss lawsuit going around. There is no lawsuit. Nothing has been filed to date. Our attorney has been contacted and we are under his advisement should anything come of this rumor.

Dues will be going up effective January 1, 2022 from \$180 to \$200 per month. This is the first increase this association has passed in approximately seven years. Some of the reasons for this increase are: our buildings are getting older (some are thirty years old), our driveways still need more work to make them safe, the price of chemicals has increased, there has been extra maintenance needed, the landscaping project is still on-going. All of these items have caused a shortfall in our 2021 Budget by \$18,000. When we raise the dues \$20 per month it will generate \$22,080 annually. We still have two roads (Golfview and Crest) that need to be repaired at an approximate cost of 30-40 thousand dollars. Compared

to the Southeastern Michigan Condos we are still in the bottom five for HOA Fees. We don't do assessments here – and we don't want to. Condo values are increasing again because we, as an association, keep them up. When new owners apply for a loan, the Association gets contacted from banks asking for our financials. They know we are taking care of our condos by reading our documents.

Question – When is this increase effective.

Answer – January 1, 2022

We got a lot accomplished this year. Abeles bowed out due to COVID. We've had trouble keeping people at work. We've had some landscaping troubles. We hired Esch from Caseville. They got rid of the berms. There are more to do. Esch is contracted to complete the job next year. They will decide the order in which job is completed next.

Question – Anyone else having trouble getting up to dryer vents to clean? No one responded.

Kevin Kivel was thanked for all of his hours spent on our Sprinkler system through the year.

Cement work – problem this year sharing person from village to do the work. We will try to get another person to help get it done next year. Some large 2" gaps in front of garages need to be repaired.

Question – Do we have to have divider walls?

Answer – Yes, roof gutters need to have a place to be attached to. We can't change appearance of our condos due to the deed in place (By-Laws). Gutters and leaf guards will be installed. Our new design will make them all alike.

Question – Could we do dividers all in white since the siding color is no longer available?

Answer – Sure

Question – Could be get plastic instead of wood in future?

Answer – Yes, we might look at that possibility.

The Monday after Thanksgiving be sure to set out your salt buckets for refill if you want salt. Blaine deBeaubien will be using brine on driveways. Brine will work when salt will not when the temps are very cold.

Street lights – Are we enjoying them? They are maintained by DTE through the Village. If they aren't working, we are to contact the Village. Adjustments can be made if the light is beaming in an unwanted area - possibly.

From December 1 through March 31, we are not to park between midnight and 5 am on Beechwood Drive and Northwood Circle. If you do, you will be fined! We are encouraged to not park there during the day if the weather is bad and plows are trying to keep us cleared. There is an area off Ridgeway that will be cleared for extra parking if we have need. No parking in turnarounds.

Insurance – we have a what is called a rebuild at today's costs. If your condo is destroyed for example by fire, we are covered from drywall out. Co-owners need to have own insurance for contents, i.e., cabinets, floors, fixtures. Association pays the \$5,000 deductible for such. If owner is at fault (i.e., left toaster on and fire broke out) the owner is claimed negligent, and will have to pay that deductible of \$5,000.

There will be no Christmas Party once again this year. Northwood Meadows is still closed. Our insurance covered us for Northwood Meadows because they are so close. They would not cover traveling as far as Kingston.

Mailing Boxes – When leaving boxes out for trash pick-up please break them down and tie them together. They have been blowing around in the wind making an unsightly scene as well as more work for our trash managers!

Budget will be included in next mailing. Please review it to know where our money is going.

Question – When is our election?
Answer – Addressing that next.

An election committee was sought. Volunteers were Kevin Kivel, Dave Block and Sheri Hurd. They will meet soon and review guidelines. More information will be coming after that meeting.

Question – Lights are on during day, old lights. Will this problem continue with new lights?

Answer – no because new lights have sensors.

Question – Problems around three units with mowing in standing water.

Answer – We will be looking into this problem this winter.

Question – Weeds in rocks have been a problem.

Answer – Esch has already been contracted to address this problem next spring. We have to be careful legally as to what is being used.

Question – Thistle problem needs to be addressed near Ridgeway. Seeds blow into yards and yards are all thistle now.

Answer – Landowner needs to be contacted. We will look into this problem

Question – Is Rob Bliss working for us?

Answer – He is being paid by the job by us. We are looking at having something next year a bit different. We want to have a couple handymen contracted for next year.

Remarks – Thank you to the Board for having the vacant lot cleaned up at the end of Misty Hill.

Question – Could we address solar panels for the condos?

Answer – may be too costly.

Notice – Cass City hardware contacted us that a Sharon Kappan purchased condo stain in May and did not pick it up. It was paid for with a credit card.

Motion was made and supported to adjourn at 11:05 a.m. MOTION CARRIED

Respectfully submitted,
Rinda Smith, NLCA Secretary