

Northwood Lake Condo Association Spring Meeting

May 5, 2022

Minutes

The meeting was called to order by President Robert Butucel. He welcomed new members present. He announced his retirement from our Board after 18 years of service to our Association.

A roll call was completed with 63 in attendance. 63 represented 51 votes, and we had 15 Proxies.

The minutes from our last meeting were read. Rinda reported reading the incorrect meeting minutes at last Fall's Association Meeting of November 11, 2021. The correct minutes are available at the table should anyone wish to review them. They were mailed to each one in November of 2019. Rinda honored Bob for his many years/hours of service to the Condo Association. The Board thanked him with a gift card to Rachel's in Bad Axe. She also thanked his wife Barb, for enduring all the home phone calls and work she has done for the Association for so long.

Bob reported the berm project is moving forward soon. Esch Landscaping is expected back to complete their contracted job of removing all junipers growing (or not growing) on remaining berms. He alerted us of the Ukraine situation causing our fertilizer costs to escalate. He shared the pamphlets about the Promise Program providing funding for needy students in our Cass City Schools.

Treasurer's Report – we have a combined balance of \$363,622.76. Our annual audit came out fine. One concern from the audit was that we don't set aside long-term money in our budget for projects. Our practice has been to keep our money open, in case we need it.

Election Committee Chairperson Kevin Kivel explained how our election would take place. Ballots were distributed to those attending and those holding proxies. Votes were counted by the assigned elections committee members and the results were announced at the conclusion of the meeting. Those serving along with Kevin on our Elections Committee were Larry Sobotta, Karen Simpson and Cheri Hurd. Those elected to **serve on the Board for a two-year term were: Rinda Smith, Rod Whelan and David Block.**

A motion was made and support given to accept Secretary's Report. **MOTION CARRIED.**

A motion was made and support given to accept Treasurer's Report. **MOTION CARRIED.**

Bob encouraged all to be patient with the maintenance crew because we have a lot of issues. New people are moving in and we need to remind them that they should be gentle with those trying to get a lot of requests addressed. Our maintenance team members are not hired, but have volunteered to help keep costs low to us as co-owners.

Comment – Dave Block reminded all to keep off the lawn. The sprinklers cost a lot to repair. If you see a sprinkler running excessively, report it to one of your Board members immediately. When that water is running it is costing the Association (your HOA fees) more money because we pay for how much water is used here.

Question – Marge Caister has a sprinkler too close to her drive making it impossible to avoid under certain circumstances.

Kevin answered this question. Her sprinkler will be relocated, as will a couple more that are too close to the drive. This is going to be addressed this summer.

Bob reminded the group to put our garbage in heavy bags. If the wind is an issue on Thursday morning, try to keep it until the following week. Do not put garbage out until after 7:00 PM on Wednesday (per our Rules & Regulations) so the local critters won't have so much time to make a mess with your garbage. He also discussed possible solutions to having our community look terrible every Thursday. Possibly we could locate another location to store it from Thursday morning until the truck arrives later in that day.

A pink mug filled with either candy or flowers was given to those who found a blue ticket under their folding chairs. Nine lucky winners were found.

Question – Will shrubs be replaced (meaning junipers)

Answer - We have six more to complete this summer. We have budgeted funds to take out dead shrubs in several yards. We are not going to replace shrubs on the berms due to weeds growing if we disturb the area. A suggestion to place potted plants was made if you desire this for your berm.

Question – why are the gutters not done yet?

Answer – we ran out of money. We can't find the gutter guy who was here to give us that quote. This needs to be addressed by the newly elected Board.

Question – Do I need to complete a maintenance request form to get my berm done?

Answer – No

Question – What about our garden lot?

Answer – we need to find someone to work it up first.

Comment – Garbage is always a problem. What about enforcing the rule? Is there a better way to deal with this ongoing issue without tattling on our neighbors?

Answer – maybe a committee could address this issue with the new Board.

The meeting was adjourned at 11:35 am

Respectfully submitted,

Rinda Smith, NLCA Secretary