Warner Creek Board Meeting

August 2, 2023

AGENDA

**Call to order**

Attendance: Bob, Chris, Megan, John, Stacey Sherrille, Anh, Colleen

**Approval of previous meeting minutes**

* Bob motions to approve, Megan seconds, all approved.

**Presidents report**

* No significant updates, slow summer

**Committees Updates**

* Treasurer – Colleen/Stacey
  + Stacey: As of month of July, 9 delinquencies
    - 1 is a fee for perpetually parked trailer, violating bylaws
  + Revenues are nearly around the breaking even point, additional income from delinquencies will put us farther into the positive
* ABR – John
  + Very slow - no construction applications
* Welcome – Megan
  + Megan is doing a great job! -Chris
* Activities – Megan
  + Last two storms - signs are getting worn and torn
  + Movie in the park soon!
* Parks – Bob
  + No updates

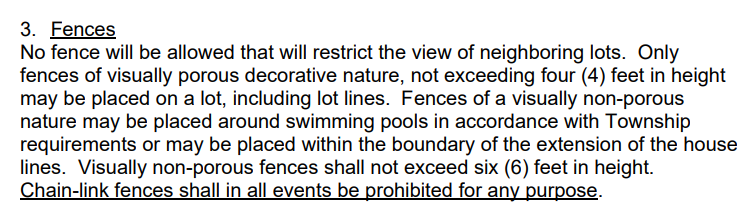
New Business

(Executive Session)

ABR selection process

Board members initial reactions/thoughts on response to ABR application

How should we proceed to select the ABR?

* Individual application discussion
* Bob motions to vote yes on Becky Werme, Tabitha Mason, Anh Le, Megan Kloustin, Roger Palay
  + Chris seconds
  + Discussion:
    - Anh as ABR Chair
      * Note from secretary - there is no formal ABR Chair as defined by the bylaws. The ABR Chair is an informal position that helps report to the board and at the annual meeting
  + YES: John, Anh, Chris, Megan, Colleen, Bob
* Fence discussion:
  + The board needs a formal policy for allowing fences that fits within the parameters of the bylaws:
  + 
  + John and Colleen will draft an initial fence policy proposal
  + Anh is also interested in drafting a separate proposal
* Chris - will email the three additional proposed ABR members information

—-------------------------------Previous meeting minutes 6/2023—----------------------------------

New Business

**ABR**

* Size
  + Anh - Five members is not enough for unbiased decisions
    - 7 or 9 is better
    - Less than 10 so that a majority can be reached relatively quickly
  + John - concerns about non-votes holding up process
    - Leave voting open for 10 days to prevent people from being blocked out of voting (due to quick majority being reached)
  + Colleen - larger groups can get unruly in public setting
  + Megan - not opposed to larger group, sees the argument on both sides
    - Smaller group means people can be left out of voting if majority is very quickly reached
  + Chris - larger group prevents sharp skewing, we had a very large interest list in ABR specifically
    - Concerned people could lie and misrepresent their intent during selection process
  + Bob - Likely not to be any more fair at 7 vs 5
  + Stacey - vetting process that Anh mentioned is a great selection
    - Quick Google Form/quiz about bylaw knowledge
  + Anh motions to revise the size of the ABR to 7
    - Chris seconds
    - Colleen - it makes sense to first do the candidate outreach and then vote on this later, once we have a definite number of qualified candidates
    - Motion tabled
* Selection process
  + Bob proposed via email to drop Zoom requirement
  + Google Form was built in real time

**Fence Policy**

* Current Fence Policy
* Information from legal
* Fence policy proposed by John sent to legal
* Survey
* Community input

**Summer meeting schedule**

* July meeting?
* Wednesdays?
* 7pm?

Previous meeting minutes:

AGENDA

**Call to order**

Attendance: Full board (Chris was late due to appointment), Annie (resident)

**Warner Creek Homeowners Association Meeting Minutes**

**Call Business Meeting To Order: 7:05 pm**

**Roll Call: Quorum Met**

**Board Members Present: Bob, Anh, John, Eric, Megan, Colleen, (Chris / late)**

**Compass Management Present: Stacey Sherrille**

**Owners Present: Annie Deeds & Anne Lebut**

1. **President’s Report: Bob started the discussion by mentioning the importance of communication within the board. Regarding facebook communication, Bob requested from the board if a neighbor has a question that is easily answered then a board member could answer in their capacity as a board member however, if a neighbor is unhappy about a situation or is requesting additional information they should be directed to contact management. Bob also stated that the board should work together on as a team and formulate responses to homeowners should a situation arise where a homeowner needs to be communicated with from the board. The board should avoid direct conversation about community matters and the group should work closely. Board discussions should stay within the board and should not be discussed outside of meetings with homeowners.**
2. **Secretary Report: Bob requested a motion to approve the March 2023 meeting minutes. Anh stated the minutes were missing the date and the minutes should reflect March 2, 2023 as the meeting date. John made an objection to the meeting minutes. Request was made to John to specify what area of the meeting minutes he has objections to. Concerns from John were raised about the purpose of the ABR vs. Board responsibility. Discussion took place regarding John’s concerns, no further changes were made. Bob motions to approve the meeting minutes, approved by all.**
3. **Treasurer’s Report Colleen starts discussion regarding the 2023 budget. The budget is complete and ready to distribute to the members. Colleen explains that the revenue assumes we will hold rates steady with no reimbursements for 2023. Lowered office supplies, postage and printing due to lowered costs on mailers. Target in 2023 to do concrete leveling. Park maintenance did not need as much funding due to no plans readily available for project. Majority spending towards lawn maintenance. Opted not to do fertilizer, 10% will go into reserve fund. Possible changes may have to be made to account for the reimbursements to residents for the 2022 Annual Meeting. Megan asked why reserves expenses were so high, Colleen explained this from the transfer of income to the reserve account. Stacey mentioned we had approximately 78 residents in person for the last Annual Meeting not counting those who attended via zoom.**
4. **ABR Committee: John stated there were two fence applications that were similar and both were denied. Anh mentioned these were not modifications but items that need discussion due to no materials were submitted on the modification application.**
5. **Activities: Megan, Easter egg hunt on Saturday only one member volunteered to help. Bob stated he would help with the Easter Egg Hunt this year. No new updates or recent meetings.**
6. **Welcome Committee: Megan, Bought bags for new members, everything is going good on the welcome committee.**
7. **Parks: Proposal from Shields was presented, $1700 to move special needs swing from toddler area to big kids swing area, per ADA guidelines. Bob makes motion to accept shields proposal option three, Megan seconds. All approved.**
8. **2023 Annual Meeting: Items to be mailed; Budget, agenda, activities flyer, trash concealment policy & guidelines for trash, trash policy revised, sign policy revised. Annual Meeting Agenda will be as follows; Budget / Finance: Stacey to fill in for Colleen. Colleen will provide Stacey with an overview to read. Road Construction: Eric Walline, Park: Bob, Events: Megan, Power Outages/ DTE: Chris, John to speak about trash concealment. Anh mentioned it may best to have her discuss trash concealment. There should be sign up sheets for volunteers for all committees including; Activities, Parks, ABR. John stated the ABR committee should stay as it is. Discussion took place regarding the need to open all committees up for appointment every year. John also discussed the need for a committee questionnaire which most members in attendance agreed would be helpful. Bob made a motion to set the ABR Committee to five people. Anh suggests seven members as it is important to have more residential involvement. John seconded motion to close the committee to five members, all in favor. The group agreed to use the ABR committee volunteer questionnaire once all board members had a chance to review. Candidates for the ABR committee will have a separate zoom interview outside of a board meeting for an interview with the board.**
9. **Homeowner discussions.**
10. **Discussion regarding pets: Eric mentioned that dogs need to be on leashes not left unattended. Anh mentioned there is not current pet policy. John stated the animal control ordinance with Pittsfield Township will get involved if homeowners are not adhering to the township ordinance. Animal control officer for Washtenaw County should be called if issues continue with pets. Annie mentioned this is not an issue where animal control is necessary. John mentioned that historically the only fences that were allowed were fences along Michigan Ave for safety.**
11. **Homeowner discussions.**
12. **Next Meeting & Adjournment: Bob makes motion to skip May meeting on May 4th and just have the post annual meeting. John Seconds, all in favor. Bob asked if we want to go back to Wednesday meetings or stay on Thursday at 7Pm. All agree to move meetings back to the first Wednesday of each month at 7pm. Next Board Meeting will be June. John motions to adjourn the meeting; Bob seconds. Adjournment @ 8:51 pm**

**Minutes Submitted: Stacey Sherrille / Compass Management Professionals**

**Stacey Sherrille May 2, 2023**