Warner Creek Board Meeting

March, 2 2023

AGENDA

Call to order

Attendance: Bob, Megan, Chris, Eric, John

Absent: Colleen

Compass discussion

* Compass has proposed a reduced contract, as Warner Creek is not taking full advantage of the current contract
	+ This new contract involves fewer site visits (one per month), a cap of attending 6 meetings per year, etc, but has a 1 year minimum
		- Bob tables the vote on this as the 1 year requirement is problematic for board members
		- **(3/16 Post-meeting note - The 12 month contract is only to lock in the rate for 12 months. Warner Creek and Compass are both free to exercise the 90-day notice termination clause).**
* Look at budget for 2023
	+ Treasurer not present, Bob motions to vote for budget over email
		- Nobody opposes
* Review of prior meeting minutes regarding a $25 discount moving forward
	+ Screenshot:



* Bob motions to set annual fees to $250 for this year
	+ Costs have risen beyond last year, rapid inflation
	+ Eric seconds
	+ John suggests raising it an additional $25
	+ Eric is concerned about the annual meeting not reaching quorum, with the absence of the discount
	+ Chris wants to see if we can afford the $25 discount in light of the new Compass contract
	+ Vote:
		- **For**: Bob, John, Eric, Megan
		- **Opposed**: Chris
	+ Motion is approved
	+ May 1st will be due date
* Annual Meeting tentatively May 4th
	+ **(3/16 Post-meeting note - Pittsfield Charter Township was unavailable on 5/4. The annual meeting is now planned to be held on 5/17).**
	+ Bob: Road construction presentation, asking if someone can research construction projects over the next year
		- John: Chris ask clerk’s office showing presentation on construction
		- Eric will reach out to Washtenaw Road Commission
	+ Mention trash-can concealment policy
	+ Research proposal for concrete sound barrier along Michigan Ave

Committees Updates

* Treasurer -- Colleen
* ABR – John
	+ Stacey mentions that homeowner is requesting fence due to safety issue, proposes that this is a board issue and not ABR
* Welcome -- Megan
	+ New resident, flyers, welcome packages
* Activities -- Megan
	+ More updates closer to all of the events
* Parks (Bob)
	+ Bob helped move branches that fell
	+ Kids stood on toddler swings, broke, Compass took care of fix request

Approval of previous meeting minutes

* Bob motions, John seconds, voted for unanimously

Meeting adjourned by board

Previous meeting minutes —-----------------------------------------

Warner Creek Board Meeting

Feb, 2 2023

AGENDA

Call to order

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

Absent: Eric (meeting conflict)

Approval of previous meeting minutes

* President
	+ Discussion with legal date
	+ Megan, Chris sent out survey results! Good work!
		- Survey feedback - was generally positive, one resident was concerned about data being shared with third party companies
			* All surveys were returned without any personally identifying information, so there wasn’t any mechanism by which data could have been leaked
* Per the advice of Compass, John proposes changing the number of board positions to seven
	+ Bob seconds
	+ Approved unanimously
* Chris/Megan need Compass to send notice when resident moves out and new resident moves back in, so email list can be updated
* Discussion regarding end of Compass contract:
	+ Need to research alternative platforms to act as a self-managed resident portal, to share the workload
	+ Compass doesn’t build their own platform, contracts the same platforms we can use
	+ Need to continue with Compass through annual meeting
		- May 3rd is 90 days
		- Annual meeting prepped in April

Committees Updates

* Treasurer -- Colleen
	+ New Budget - Compass didn’t send requisite information
	+ Colleen is having to contact Compass 4 or 5 times in a row to get a response
		- (We the board forgot to send Stacey the Zoom link for tonight’s meeting)
		- Flag at crosswalk is in disarray, needs to be taken care of
* ABR – John
	+ Would like to have trash container guidelines and pictures distributed to residents during next Compass email
		- We set a policy, we need to distribute this policy to provide guidance
		- Need a due date
	+ Resident is requesting exception to trailer policy due to external parties requiring compliance
		- We don’t have an exception process in place
		- There is an explicit bylaw for trailers





* Welcome -- Megan
	+ New welcome committee met with Liz a few weeks ago, have started work on sending out welcome packages
	+ Need more information from Compass for regular roster updates
* Activities -- Megan
	+ Many activities are planned! Committee met a few weeks ago
	+ Easter Egg hunt, food trucks (7 scheduled), confirmation of garage sale weekend after Mother’s Day with other 2 subdivisions, Bear Claw Coffee Company will have a food truck for the garage sale!
* Parks (Bob)
	+ Handicap swing to be installed
* Chris will take lead on getting annual meeting scheduled
* Bob motions to end