Warner Creek Board Meeting

January 3, 2024

AGENDA

**Call to order**

Attendance: John, Bob, Chris, Megan, Anh, Stacey Sherrille (Compass), Colleen

**Approval of previous meeting minutes** - Kristy from Compass took meeting minutes, will email out to board to vote on offline.

**Presidents report**

The entrance light is fixed!

Buckthorn has been removed

**Committees Updates**

* Treasurer – Colleen/Stacey
	+ 2024 Budget - Draft sent out by Stacey, board meets to revise
	+ Unanimous vote to move lawn fertilization expense into concrete leveling
		- Lawn fertilization will occur every two years, not needed every year
	+ Tree trimming budget reallocated to parks maintenance & General Grounds Maintenance
* ABR
	+ No new applications
* Welcome – Megan
	+ Purchase of small items (crafts, goodie baskets, Brewed Awakenings giftcards, etc) to be able to be used for multiple years
		- Small donation from Brewed Awakenings for Welcome Committee as well
* Activities – Megan
	+ Food trucks to be scheduled soon
* Parks – Bob
	+ Design for bridge

**New Business**

**Fence policy**

Rest of fence policy..

4. Fences of visually non-porous nature up to six (6) feet in height may be placed around

swimming pools per Township requirements. Fences in the back of the homes

bordering Michigan Avenue may be non-porous and (6) feet in height to serve as a

sound barrier, and a visual screen from this busy highway may be approved.

* Motion to approve policy #4 made, seconded, voted on unanimously

5. An application for a fence must include a schematic drawing showing the fences

location in regard to the home, measurements of the proposed fence, a picture of the

fence material, and any contractor's proposal.

* Motion to approve policy #5 made, seconded, voted on unanimously

6. A majority vote of Architectural Board of Review members is required to approve fences. No

single member or members less than a majority of the ABR can approve a fence. No member of the board of directors outside of the Architectural Board of Review can approve fences.

* Motion to approve policy #6 made, seconded, voted on unanimously

7. As a courtesy, applicants must notify neighbors on all three sides of their home prior to the submission of their application, to allow neighbors to address any possible issues. Applicants will be solely responsible for the outreach to their neighbors, and the applicant’s neighbors may request a copy of the application upon a written request to the ABR.

* Motion to approve policy #7 made, seconded, voted on unanimously

8. Landscape shall be well maintained along the fenceline. Residents shall not allow grass to overgrow along their fences, nor allow their fences to fall into disrepair. Fences shall not harbor debris or continual barking dogs. Fences shall not be modified from the design as submitted in the original application. Fences shall not be permanently lighted.

* Motion to approve policy #8 made, seconded, voted on unanimously

9. Failure to comply with this policy, including failure to obtain ABR approval, shall be deemed

a violation of the Warner Creek Homeowner Association bylaws and may result in citation, fine, or order to remove the fence.

* Motion to approve policy #9 made, seconded, voted on unanimously

To-Do list: Email about generators, egress policy, new fence policy, Warner Creek Budget

Motion to adjourn, meeting is adjourned.

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**Approval of previous meeting minutes**

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* Treasurer – Colleen/Stacey
	+ 2024 Budget
* ABR
* Welcome – Megan
* Activities – Megan
* Parks – Bob
	+ Design for bridge

**New Business**

**Fence policy**

Rest of fence policy..

4. Fences of visually non-porous nature up to six (6) feet in height may be placed around

swimming pools per Township requirements. 2 Fences in the back of the homes

bordering Michigan Avenue may be non-porous and (6) feet in height to serve as a

sound barrier, and a visual screen from this busy highway may be approved.

5. An application for a fence must include a schematic drawing showing the fence&#39;s

location in regard to the home, measurements of the proposed fence, a picture of the

fence material, and any contractor&#39;s proposal.

6. A majority vote of Architectural Board of Review members must approve fences. No

member or members less than a majority of the ABR can approve a fence, nor will a

member of the board of directors solely approve fences outside of ABR decisions.

7. As a courtesy, neighbors on all three sides of a home must be notified upon receipt of

the application and before approvals are given to address any possible opposition.

8. Residents shall not allow grass to grow along their fences or become in disrepair.

Fences shall not store debris or harbor continual barking dogs.