Warner Creek Board Meeting

April 6, 2023

AGENDA

**Call to order**

Attendance: Full board (Chris was late due to appointment), Annie & Ashley (residents)

**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 Annie Lebut: Annie Lebut attended the meeting regarding her application for a fence. She is in a unique situation being that her neighbor has an electric fence and the dog is currently a puppy. Annie has concerns that her son could cross the boundary line of their electric fence and come in contact with the dog. She stresses the point that she wants to create a safe space for her son and the dog has not shown any aggression and the neighbors have done a great job keeping an eye on the puppy. She states she would be willing to keep the fence up on a temporary basis if approved. Board asked that a proper modification be submitted for their review. Anh asked if the homeowner would be open to a more green approach where shrubbery or arborvitae were planted to create a barrier.**
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 Ashely Dees: Homeowner has concerns with dogs at the park entering her yard. Her home borders the park and she has had several pets in her yard which creates a concern about safety and children who come onto her property. The board requested that a proper modification be submitted for their review.**
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**

Previous meeting minutes

3/2/23

* 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