

Warner Creek Board Meeting – Minutes
March 11,2026

Call to order @ 7:04PM

Attendance: Noël Quiton, Megan Kloustin, Bob Stanfield, Sarah Fabian, Anh Le

Absent: Colleen O’Toole

Approval of previous meeting minutes

- Approved unanimously

President’s Report (Megan)

Dead fish (fishgate) — Megan reported they contacted the homeowner, but were out of town. They will clean up the fish. Sarah notified us that the fish were already gone, we are not sure who or what cleaned them up.

Landscape policy — What is the history of the 2018 policy and is it still valid? Megan wanted to know before she posted it to the <new> website. Bob informed the board on the history of the policy and the reason it was enacted. We all agreed to keep the policy as is and Megan will post it on our website.

Late Fee Policy clarification — We discussed this policy and the versioning (how the fee had been changed to no more than 10% of dues in alignment with our bylaws). Again, Megan wanted clarity before she posted this to the website.

Treasurer Report (Colleen)

No update

Committee Updates

- **ABR:** (Anh) Resident applied to construct an addition to their home. We discussed the maximum size of any change to a home. Anh informed us that the bylaws only state that we cannot have detached structures and the **minimum** size of the structure in Warner Creek. The rest of the details of the change would be subject to Pittsfield Township Zoning laws.
We also discussed if a resident wanted to change the color of their house. According to the bylaws any changes “..shall blend aesthetically with the adjoining structures, in which regard the judgment of the Board of Review shall be conclusive.”
- **Activities:** (Megan) Food trucks booked and Easter Egg Hunt date is set...we need an Easter Bunny, Bob will contact neighbor to see if he will volunteer.
- **Parks:** (Bob) No updates, plenty of people in the park due to the nice weather (for now)

- **Welcome:** (Megan,Courtney) No updates
- **Website:** Megan/Bob – Complete overhaul, see new business
- **Pinnacle:** Not Present

New Business

Online Voting:

Motion to accept online voting 60 day election for \$200.40. During discussion we considered the scope of online voting and whether paper ballots would be used. The resolution was to use the SimplyVoting website only for the **bylaw amendment**. Paper ballots would be mailed only on request. Proxy votes will not be permitted.

The motion to use SimplyVoting for the bylaw amendment passed unanimously.

Board elections will be conducted via Google Forms (for virtual attendees) and on paper (for those in person) at the annual meeting. We decided paper ballots were necessary to tabulate proxy votes.

Sound System for events:

Bob presented a BOSE sound system and microphones for use at our annual meeting and outdoor events. The total cost was around \$1200. Bob discussed the advantages and disadvantages of owning our own system verses renting one. Bob also informed the board that there is the same system available from the Ann Arbor Library system to rent. Bob will do further research into the rental vs purchase option and inform the board.

Web Site update:

Megan has gone in and completely revamped our website, making the flow more logical and the site more usable. The site has not been published pending board review. The board agreed it was a great and needed update, so Megan will publish the website online.

Power Washing the park:

Megan discussed power washing our picnic tables and front entrances at Platt and Michigan. She discussed a bid she has received from a contractor in our neighborhood that has a power washing business. The bid was for \$1450, which includes our 6 tables and our front entrances. Noel mentioned power washing our sidewalks, but the board agreed this was a separate issue. A motion was passed to accept the bid.

Next meeting:

Since the next meeting is in close proximity to our annual meeting, we will cancel our May meeting assuming all business is completed in April.

The meeting was adjourned at 8:00pm. Next meeting is 4/8/26.