

Warner Creek Homeowners Association Meeting Minutes

Call Business Meeting To Order: 7:05 pm

Roll Call: Quorum Met

Board Members Present: Bob, Anh, John, Megan, Colleen, Chris

Compass Management Present: Stacey Sherrille & Mike Taig

Proof Of Notice Of Meeting: Members Raised Hands Noting Meeting Notice

Owners Present: 104 Members Present In Person, Proxy & Via Zoom

1. **Secretary Report:** Chis read the 2023 Annual Meeting Minutes, made motion to approve; Bob seconded motion; All In Favor.
2. **Pittsfield Township Representation** Guest speakers were present; Ritchie Coleman, Fire Chief & Assistant Fire Chief were present as well as Deputy Police Chief. Discussion took place regarding crime trends and moving away from crime mapping. Pittsfield Township will be joining ever-bridge which will replace Nixle. All residents recommended to sign up for latest crime updates and Pittsfield Township Notices. Currently there are forty-two uniformed officers in Pittsfield Township with two additional officers being added to cover retirement of officers. There is currently a traffic safety unit and Warner Creek will receive extra patrol due to the many road closures and repairs slated this year. Discussion regarding road closures on Platt Rd. and Michigan Ave. Reminders regarding fire prevention took place. New arial equipment has been added to the fire fleet. Strong encouragement for residents to contact 911 if they do not know how to handle fires or need emergency assistance. Reminder to all residents to visit the Pittsfield Township website and monthly bulletin for updates.
3. **Presidents Report** Bob Stanfield thanked the community for coming together this year and helping neighbors who's homes were destroyed by a fire this year. Brief discussion on how well the current board has worked together on updating and creating policies that are for the good of the community. Bob thanked John Baublitt for his years of service to the Board of Directors on behalf of the community.
4. **ABR Committee:** Anh mentioned the new Fence Policy, Egress Window and Generator Policy. New chair members for the ABR Committee were appointed this year. Reminder that generators needs ABR approval due to 15ft clearance which is needed for safety. Egress windows must be installed by licensed professional and also will need approval from ABR. Fence policy has an extensive policy and guidelines which were mailed to all members and posted on the website.

5. **Activities:** Megan Kloustin welcomed all new residents to the community. Thanked all her fellow volunteers for helping with community events. Upcoming events are listed on the website and portal. Events will be garage sale, food trucks will star the 23rd of May, first week there will be two trucks. Food trucks every other week after that through the end of summer. This year there will be extended the hours for food trucks from 5-8pm. Also working on summer party and fall festival and cookie and coco party.
6. **Washtenaw County Roads:** Colleen O'Toole updated members on transportation issues with Washtenaw County, Stacey to email report to all homeowners. Notify-me will provide a status of closures which will change frequently so all residents should sign up for regular updates. Notify-me app is essential to sign up for up to date alerts.
7. **Landscape / Low Hanging Branches:** Chris McDonald asked residents to please keep up on landscaping and trim branches.
8. **Trash Container Policies:** John Baublitz discussed snow removal reminders. Also reminded resident to park cars in driveway or garage so roads can be cleared accordingly during winter months. Noted issues with sidewalks and stated residents should not walk in streets but do so because many of the sidewalks are dangerous. If sidewalk is a hazard, please have replacements or leveled. Reminder of policies to conceal trash cans. The new policy and guidelines are compromises to outside storage and a mod-request should be submitted for approval. John wants to recognize colleagues on board and has mentioned that he enjoyed working with everyone.
9. **Election:** Candidates introduced themselves to the community. Inspectors of the Election were appointed, election began. Individuals voted on the board for the 2024 Election were: Bob, Anh, Chris, Megan, Colleen, Sarah and Noel
10. **Open Questions:** Open questions and discussion took place regarding the following; Community Policies, Sidewalk Repairs/Bulk Pricing, Park Updates, Bridge Construction To Parks, Harassment Of Neighbors, Updates To Website and Portal.
11. **Adjournment:** Bob motioned to adjourn meeting at 8:57; All In Favor

Minutes Submitted: Stacey Sherrille / Compass Management Professionals

Stacey Sherrille May 9, 2024

Stacey Sherrille May 9, 2024