Warner Creek Board Meeting

January, 5th 2022

AGENDA

Call to order

Homeowner – Greg Hornberger

Approval of previous meeting minutes [WCHA Board Meeting Agenda 12-9-2021](https://docs.google.com/document/d/1hVAivoCNHRGtpF_RoTjLkHQ7VyVNnNjKBkpmywZ6lo0/edit?usp=sharing)

Committees Updates

* Treasurer -- Colleen
* Activities -- Stacey
* ABR – John
* Welcome -- Liz
* Common area sidewalk repairs – Anh
* Parks (Bob)

Agenda

* Code of Conduct
* Special meeting Bylaw amendment for fences 1/19/22
  + How to organize this meeting
    - Who attends..just board or interested homeowners?
* South Park bridge meeting 1/16/22
* Started meeting, Compass present
* Homeowner forum at the beginning - Greg joined, had a few clarifying questions
  + Playground inspection - noted that it’s not required, Greg suggests checking this annually
    - Replace mulch before playground inspection
  + ARB - appointed by members of the board and Greg has noticed that is has been traditionally only board of director members
    - Would like to be a member
    - Wants to ask community members that aren’t board members if they would also be interested for oversight
    - Brings up conflict in bylaws regarding fences
* James motions to move on to agenda items
* Previous meeting minute approval:
  + Bob motions to approve meeting minutes
    - John seconds
  + Meeting minutes are approved
* Colleen discusses HOA accounts, looking into if there will be annual fees
  + Wants to close Huntington business premier account and roll into Huntington checking account, to avoid inactivity fees ($5/month) and roll into one account
  + Stacey from Compass proposes moving banks (that Compass works with)
    - Colleen proposes setting up additional accesses to the Huntington accounts without having to switch banks
  + Colleen is seeking more information about the accounts that Compass would manage - interest rates, CDs, etc.
    - Compass cannot invest Warner Creek funds without board permission
    - Interest rates are comparable between different vendors
  + We vote to keep the Huntington account open with minimal funds, Colleen will work closely with Compass on this
* Activities committee- no updates, ‘tis the dead of Winter
* Sidewalk repairs - Compass will look into getting quotes from contractors for just common areas (sidewalk in front of homes is to be maintained by the homeowner in Pittsfield Charter Township)
* Parks - Bob is hoping to set up a bridge meeting next week, just to brainstorm ideas
  + Chris will send out an email asking if residents would like to meet at the south park
    - **Sunday January 16th 3 PM, invite residents in general**
* Compass - prepping for dues collection
  + Dues were previously due 30 days after the annual meeting
    - Discussion regarding updating bylaw to change annual meeting date & fee due date
      * The current bylaws say “The Annual Meeting shall be held before April 1st of each year, **or at such other date, time and place as the Board of Directors may set**.” (So the deadline isn’t a hard deadline)
    - Motion to send a bill by March 1st, with a 30 day deadline, to be due by April 1st. If the bill is not paid by May 1st, a $25 late fee will be sent.
      * Motion passes
    - Late notice will be sent out by Compass in the mail and posted in the resident portal
      * This late notice will be sent 60 days after the bill is originally sent
  + Liz mentions that in December of 2020, the board had successfully approved a due increase to $175/year (from $125/year), but due to COVID-19 this was never enforced.
  + Motion unanimously passes to raise dues to $250
    - This is not primarily due to Compass, but dramatically rising costs with vendors that Warner Creek uses, previously discussed (and passed) increases that weren’t enforced, inflation rate, increasing number of services that Warner Creek will need (park bridge, new benches, etc).
* Signing code of conduct