

Meadowbrook Condominium Owner's Association Minutes  
Annual Meeting - November 18, 2010  
Haslett High School – Viking Room

- Ice Breaker (5 minutes)
- Call to order at 7:00 pm
- Approval of Agenda M/S/C approved.
- Approval of November 18, 2009 annual meeting minutes M/S/C approved
- Treasurer's financial report - End balance 2009 \$54,359.39 - an as-of-October summary was presented of the 2010 budget and expenditures. M/S/C approval of report. Complete report can be found on web site.
- Dues and annual invoices - a once per year dues statement will be snail mailed to each unit in December 2010 with newsletter and single page bylaw highlights.
- Vice President Cho presented a memento and heartfelt thanks to prior board member Art Aguirre. Art served diligently for many years as Board President and his efforts are much appreciated in keeping our neighborhood safe, clean and visually appealing.
- Vice President Cho presented 2010 Neighbor of the Year award to Michelle Cottrell. Congratulations and thank you Michelle; this is a well deserved award. She is no stranger to the neighborhood. The nomination letter stated that Michelle "always has a smile and friendly wave."
- President 's report
  - The association is comprised of 112 units + 1 new unsold model. Four new homes were built last year and 4 existing homes were sold to new owners.
  - Road sealing was completed at about double the cost of 2008 due to increased costs and crack footage.
  - Grass and weeds in cracks were sprayed over the summer.
  - Overhanging branches were removed from common area sidewalks.
  - BWL pump house burned in the common area. BWL cleaned site except for pump and pad. We have an ongoing BWL dialog regarding the remains.
  - Following up on Nanette Alton's wetland presentation and owner's directive last year, JF New consulting was contracted to evaluate our wetland condition, health and maintenance issues. Plant and animal species were inventoried and the wetlands were determined healthy and functioning properly. Recommendations were provided on maintenance and working with the Drain Commission to maintain wetland function and health. The full report can be found on the web site.
  - Thanks to Michelle Cottrell, Nanette Alton, Margaret Cho, and Susan Billy for installing the storm drain labels.
  - Thanks to Julie Aguirre and Margaret Cho for planting the flowers in the entrance sign.
  - Many thanks to Deron Goolsby for voluntarily mowing the entry way this summer.
  - Ten street signs were purchased last year. Two remain to be installed on poles.
  - Following up on the petition for a three way stop at Forestview and Ashbrook streets, the board researched and documented that additional stop signs likely would not resolve the problem and could in fact make it worse. Shrubs were removed from one corner for a better sight line, and the situation will be monitored.
  - The \$5 discount for full-year dues payment has been discontinued.
  - The board will mail one annual billing notification to each unit for 2011.
  - Designer's Choice has been chosen for this season's snow removal contract.
  - No landscaping on Meadowbrook Court due to the wetlands contract and road sealing expenses. Will start in 2011

- If anyone in the association is a lawyer, the board could use some occasional counsel.
- Lastly, our homes are in Bath Township, so a 911 call will be directed to the appropriate authority.
- Election (2 Directors - 2 year terms)
  - Scott Locke and Luke Reese elected to 2 year terms beginning Jan. 1, 2011.
- Public comment (5 minutes per person & 5 minutes discussion if desired)
  - Thanks for the flowers at the entry.
  - Check on doggie bag dispenser.
  - Discussion on box elder bugs.
  - Check on class action settlement on roof.
  - Move cars off street.
- Adjourn 8:25 pm

Respectfully submitted,  
Luke Reese, Secretary