

**Meadowbrook Condominium Owners Association
Annual Meeting - November 13, 2013 7:00pm
Haslett High School -Library**

Call to order

Present-Valerie Shebroe, President, Susan Billy, Vice President, Scott Locke, Treasurer, and Margaret Cho, Secretary, as well as 17 homeowners.

Approval of Agenda

Approval of November 15, 2012 annual meeting minutes- M, S, C- Approved

President's report-President Valerie Shebroe

Intro-Introduction of current board, Welcome new neighbors, introduction of candidates for board- Kim Newman and Erika Mahoney, with Michelle Cottrell volunteering to assist.

State of the neighborhood-120 homes with 3 under construction

"Invisible" work of the board- Reviewed last year's traffic study. Worked with Country Drain commissioner to maintain wetlands and get drains cleaned out. Addressed concerns over drainage issues behind houses on Forestview and Cedarbrook. Initiated a dialogue with HDI re: maintenance of the entryway to our subdivision. Researched different options for keeping the roads safe in winter-settled on using NaCl but less of it. Addressed issues re: noise, trash violations, parking violations, dog poop, and more

Neighborhood improvement projects- some road repair done. Cedarbrook Court island was redone by Designer's Choice, albeit with some concerns now raised with new design. Meadowbrook Court was remulched. Native plants were planted by curve at east end of Ashbrook by Scott Locke. Neighbors encouraged to use phosphorous-free fertilizer.

Treasurer's report-Scott Locke

Dues and annual invoices- Operating Budget Jan- Oct. 2013 presented. Bulk of money goes to snow removal. Office expenses explained. Miscellaneous expenses clarified. Budget over slightly on revenue side

Road expenditures- In the future, there will need to be large-scale road resurface projects throughout the subdivision. Although there is currently a decent amount of money in reserve, there will likely need to be an increase in dues at some point in order to pay for these big projects.

MSUFCU- MCOA accounts were switched to the MSU credit union, for several reasons, including their fee-free checking, the convenience of the location, and also as part of building a relationship with them as a "neighbor"

HDI entryway issue-

Overview of the issue re: the care and maintenance of Forestview road by Marsh. Materials presented showing the actual map of the properties that are the **Meadowbrook** subdivision vs. the **Meadowbrook West** subdivision. Forestview near Marsh is owned by HDI Developers. Letters presented from MCOA to HDI and back, showing efforts made to negotiate for care of that area, and refusal from HDI. MSUFCU was then approached with this info, in order to reach a 3-way deal with HDI, MSU, and the MCOA. MSUFCU is reviewing this information, and will get back with MCOA after the MSU legal experts have reviewed. MCOA is willing to contribute to the care and maintenance of these roads, but can no longer be taking sole responsibility for HDI property. **Master Deed from Meadowbrook West** also presented, with specific language addressing the care of Forestview Drive highlighted. **We are awaiting word from MSUFCU for this situation to be resolved.**

Wetlands-

Scott Locke addressed concerns that have been raised re: our Meadowbrook wetlands. Questions have been raised over the increase in Yellow Pond lily and Duckweed present on the wetlands. A study was conducted in 2010 which showed the wetlands to be in good condition at that time, but some of the drains to and from the wetlands needed clearing. Scott and Susan worked with County Commissioner to pressure the Clinton County Drain Commissioner to clear our neighborhood storm drains, and also clean out the drains and forebays in the wetlands. Scott noted that both Duckweed and Yellow Pond lily are normal and healthy plants for a wetland to have, and are a food source for fish and waterfowl. The increased growth over the summer has also eased with the cooler weather. If measures were to be

taken to remove the lilies or the duckweed, it would be for aesthetic reasons only, and not for the health of the wetland. Resident Don Kaufman who lives on the pond expressed that the pond was “looking good,” and that the increased Duckweed was due to the use of phosphorous-containing fertilizers. He encouraged residents to avoid these fertilizers. It was also noted that measures to remove Duckweed, such as dredging or herbicides, would require permits from the Michigan DEQ. Resident Michelle Cottrell, who also lives on the pond, encouraged the board to do more to educate Meadowbrook residents to be aware of what they could be doing to help.

Perry Road-

Susan Billy briefly discussed the Bath Township plan to pave and install a sidewalk on Perry Road. The proposed sidewalk would have been along the side or rear properties of several Meadowbrook homeowners, as well as alongside Meadowbrook common elements. There was concerns and questions as to who would be responsible for clearing the proposed sidewalk. Per the last Bath Township Board meeting, the proposed sidewalk was cancelled.

Traffic Study-

A traffic study was done in 2012 due to concerns raised by residents over speeding cars in the neighborhood. Bath Township police had placed a speed monitor trailer near the east end of Ashbrook for a two week period. Then C2AE was hired to evaluate report and areas of concern. They did not recommend any additional stop signs or traffic calming devices. One suggestion was to change to regulation-sized stop signs and speed limit signs, as well as regulation-height poles for signs, in order that local law enforcement could enforce neighborhood traffic rules. The board was in touch with Bath township police, who would enforce local rules, but don't necessarily have the manpower to have an increased presence in the neighborhood. Bath Township did hand out tickets to drivers caught running the 4-way stop at Forestview/Ashbrook/Meadowbrook. Full report from traffic consultant will be made available on website. No plans to add or change signage at this time.

Election (2 Directors - 2 year terms)

Two candidates submitted their names for the two board positions that will be vacated by Susan Billy and Margaret Cho at the end of this year. Residents **Erika Mahoney** and **Kim Newman** were elected by acclamation with no objections.

Thank you to past board members

Thank you to Luke Reese, former board secretary. Luke served for 4 years, during which he set up and maintained our Meadowbrook website. He also put much of the MCOA records on computer.

Public comment (5 minutes per person & 5 minutes discussion if desired)

- Ryan Vartoogian proposed ideas for lighting the entryway. He provided the board with information about possible lighting options. Someone suggested that Consumers Energy or BWL might provide “safety” lighting for that area. This to be looked at as part of the discussions with HDI/MSU.
- Michelle Cottrell expressed some concerns over the style and manner in which the Cedarbrook island was landscaped. She said that she and others in the area were having problems with the rocks used in the landscape being thrown around by kids, and getting kicked up by cars and onto lawns. She also was not happy that the design was chosen without input from the area residents. It was explained that the plan was intended to be a low-maintenance design. The board agreed to look at compromises that would address these concerns
- Mrs. Kaufman raised concerns over possible phragmites (invasive species) in pond. Brief discussion over phragmites abatement approaches discussed. Board to investigate.

Adjourn- 8:45pm