

**Meadowbrook Condominium Owners Association  
Annual Meeting - November 19, 2015 7:00pm  
Haslett High School -Library**

**Call to order**

**Present-Valerie Shebroe, President, Scott Locke, Vice President, Adam Park, Treasurer, as well as 19 homeowners.**

**Approval of Agenda**

**Approval of November 20, 2014 annual meeting minutes- M, S, C- Approved**

**President's report-President Valerie Shebroe**

**Intro**-Introduction of all neighbors present including board members. Discussed board composition and staggered terms. Scott Locke and Valerie are both in second year of a two year term. Craig Fick was elected last year to fill in the final year of a term vacated by former vice president. Adam Park was appointed to fill in for the remainder of 2015 for position vacated by Kim Newman. So, both Adam and Craig are running this evening for re-election of 2 year terms on the board.

**State of the neighborhood**- To date we are at 126 homes in our association-up from 121 homes a year ago. In continuation of previous efforts, the board worked hard this year to address delinquent dues, maintain the excellent appearance of the neighborhood, respond to realtors/lenders to facilitate new home purchases, and address complaints of bylaw violations. Still the HDI easement issue, which will be discussed later in this meeting, continues to be a time consuming problem for the board. Along with Adam Park and previous board member Margaret Cho, Valerie went to the Bath Twp Planning Commission meeting on April 28, 2015 to go on record about the easement issues with HDI. She asked for any assistance the township could provide in getting this issue resolved. After a continued lack of responsiveness from HDI and their attorney, the board retained the services of attorney Mark Grau of Grau, Tupper and Young in Lansing.

**Special thanks**- Many neighborhood residents made contributions that eased the board's workload this year. Valerie acknowledged previous board members Margaret Cho and Susan Billy for providing history and consultation on various issues. Michelle Cotrell and Kim Newman were recognized for providing guidance on the re-landscaping of Cedarbrook Court. Valerie applauded Liz Kauffman for picking up debris on her walks along with Don Kauffman for consulting regularly on pond and drain issues. Lastly, Valerie thanked Gregg Hunt of Designer's Choice for helping to contain costs while keeping our neighborhood salted and plowed first thing in the am.

**Treasurer's report-presented by previous Treasurer Scott Locke**

**Dues and annual invoices**- Dues were raised to \$240/year in 2016. Explained Operating Budget Jan- Oct. 2015 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, the increase in dues was done to be able to fund these projects.

**Cedarbrook Court Landscaping**

**Cedarbrook Court** was re-done again by Designer's Choice. Many residents in the area had issues with the rocks being thrown/kicked around by kids. In order to avoid further problems, the rocks and some bushes were replaced with other landscaping.

**HDI entryway issue-**

Scott Locke provided an overview of the issue re: the care and maintenance of Forestview road by Marsh. 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. MCOA is willing to contribute to the care and maintenance of these roads, but can no longer be taking sole responsibility for HDI property. Because of how long this issue has gone on, the board has retained attorney Mark Grua in hopes of getting this matter resolved and getting an easement agreement in place for between Meadowbrook, Meadowbrook West and HDI. Clarified that MSUFCU, Gilden Woods, and Lansing Urgent Care have agreed to pay for the maintenance of the first 300 feet of Forestview.

**Wetlands- Pond Issue**

**Traffic lighting and safety issues at Marsh**

Due to an obvious increase in traffic and a perceived increase in accidents at the entryway to our neighborhood, Adam Park explained that he addressed the Bath Township Planning Commission during a meeting on April 28, 2015. Adam expressed concern to the commission on poor lighting, increased traffic due to new businesses/homes, and the large # of driveways in the relatively short stretch of road. The Commission appeared concerned and engaged in a discussion about whether a traffic study had been done recently that included Marsh south of Saginaw. They suggested a review to see if more accidents had been occurring prior to moving on to a traffic study.

**Election (2 Directors - 2 year terms)**

Two board positions were up for election. Craig Fick, who was elected last year to complete the final year of a vacated position, and Adam Park, who was appointed to fill in for the remainder of 2015 both submitted their names for the available board positions. **Craig Fick** and **Adam Park** were elected by acclamation with no objections.

**Thank you to past board members**

Thank you to Kim Newman, former board secretary. Kim served for 1 year. She was presented with a Dusty's gift card in appreciation for her hard work.

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

Several residents expressed thanks to the board for sacrificing personal time to serve the neighborhood.

**Adjourn- 8:46pm**