

Meadowbrook Association Board Meeting Minutes

December 2, 2013

Call to Order- 7:15pm

Approval of Agenda – M, S, C

Present- Valerie Shebroe, Susan Billy, Scott Locke, Margaret Cho, and new board members Erika Mahoney and Kim Newman. Michelle Cottrell joined meeting in progress for wetland discussion.

Approval of Minutes- November 9, 2013- approved with changes from Scott, and 2013 Annual Meeting minutes- preliminary version approved, with final approval to be done at 2014 annual meeting.

Assign New Board Member roles- Vice President role to be assumed by Erika Mahoney, and Secretary is to be Kim Newman. Various responsibilities of secretary discussed, along with the need to divide up those responsibilities between the VP and Secretary. Website duties, meeting agendas and minutes, violation letters and other correspondence discussed. Margaret does not have files ready to physically hand over at this time. Margaret to meet with Kim and Erika to orient them to the various duties.

Board Communication- How to handle emails, etc. Currently, all emails from board email address only go to Susan and Valerie. Susan will contact Luke Reese to see about changing the email settings so that emails go to all 4 board members. When email is received, a response is agreed upon by the entire board before sending reply. This prevents two people from answering the same email, and also from conflicting responses from the board.

Website updating- look into using “Nextdoor.com” as a communication tool for the neighborhood

Financial/Treasurer’s Report-

- **Set dues for 2014-** Dues set at \$200 annually- voted on by current board- **M, S, C**
- **Plan for Annual Billing notice-** form okay with date changes
- **Approve budget for 2014-** Scott presented proposed budget for 2014. In addition to the standard budget items, there is also funds set aside for possible Cedarbrook Court landscape changes, and also funds designated for possible wetlands consulting and repair. Vote to approve- **M,S,C**

Formal response to Mr. Topper re: Wetlands: Michelle Cottrell joined meeting for this part of the discussion.

- Mr. Topper had contacted board last year re: concerns about possible overgrowth of yellow pond lily and also duckweed, and requested/suggested that the board take action in the form of perhaps use of dredging, aeration device, or chemical treatment.
- Wetland discussion at annual meeting showed differing views as to health and aesthetics of wetlands. Dr. Kaufman, who lives on opposite side of the same wetland area as Mr. Topper, did not feel that the current state of the pond warranted intervention.
- Scott pointed out that with the cooler weather and rain, the wetland had cleared considerably. Also discussed the issue of problems with aeration device (cost vs. effectiveness), and also the fact that most all interventions required a permit be obtained from the Michigan DEQ.

- At this time, no immediate intervention is planned. Board will work to increase education efforts in neighborhood re: fertilizer use, etc. Also work with local businesses to change behavior re: fertilizer, salt use, etc. Will re-address state of the wetlands in June, with the possibility of another wetlands evaluation by consulting experts. Money has been budgeted for possible consulting and possible treatment/intervention in the 2014 budget.

Adjourn – 8:45pm