

Meadowbrook Condominium Owner's Association- Board Meeting Minutes April 16, 2012

Meeting called to Order at 7:40pm

Present: Susan Billy, Margaret Cho, Scott Locke, and Luke Reese. Also Meadowbrook homeowner <redacted>, to discuss special concern with the board

<redacted> requested to meet with the board regarding an incident that occurred during the winter months. Following a heavy snow, the neighborhood plowing service scraped a strip of grass from <redacted> front lawn, right where the lawn meets the curb. <redacted> informed the board of the damage, and provided pictures that were taken shortly after the incident occurred. At the time of the incident, <redacted> also notified the police. The board reviewed the pictures provided, and all agreed to request that the plowing service hired by the board (Designer's Choice) should repair the damage. It was agreed that Susan would contact Designer's Choice and request that the damage be repaired as soon as possible, once the danger of frost had passed. The board will keep the pictures of the damage that were provided by <redacted>. No further action requested or planned at this time. **Mr. <redacted> left, and regular meeting then commenced.**

Approval of Agenda: M/S/C approved

Approval of minutes from January 23, 2012 board meeting M/S/C approved

Update from HDI: There are two houses for sale, and two new houses under construction on Meadowbrook Drive

Financial

- Dues standings- 2nd letters for late dues to be sent to homeowners <redacted, redacted, redac. 1st letters to be sent to <redacted>. The <redacted> house has sold and the new owner to pay next payment. <redacted> paid, but not the late fee (Scott to do math to see amount owed). Liens discussed at previous meeting were successfully filed.
- Scott raised the question of possibly switching the MCOA bank accounts to the MSU credit union when the new branch opened at the Meadowbrook entryway. He also suggested looking at the **type** of account the association used, to see if there might be a better option as far as interest rate, etc. It was noted that this question has been raised before, and that there were issues with taxes, etc. to be considered. Scott to discuss this idea with Art Aguirre (previous board member and banker with experience in such matters)

Current Issues and complaints

- It was reported to the board that two bushes in the Meadowbrook court island did not survive the winter. Susan will talk with Gregg Hunt (Designer's Choice) about replacing.
- The idea of finding an attorney to consult with legal questions/concerns was raised. Will revisit at next meeting.
- Need to review insurance policy with Paul Rathbun from Rathbun insurance. Is the association adequately covered with liability insurance, fidelity bond coverage, etc? (no action plan made)
- Letters for violations/ welcome letters: Letters needed for house with unmatched garage doors and several satellite dishes. Also need a form letter for peeling paint and other exterior maintenance issues. Margaret to compose, and also to include these issues in the newsletter.

- **Speeding issue/Visibility issue on Ashbrook corner:** Board to contact Bath Township Police and request Speed trailer for further speed monitoring. Margaret to re-consult Traffic Engineering Associates to meet with neighbors to discuss possible solutions to the problem. Margaret has spoken with Police Chief Scott Rose from Bath Township Police Department re: the possibility of changing speed limit and traffic signs to conform to township standards, thereby enabling township police to assist with monitoring and enforcement of speeding, etc in the neighborhood. Chief Rose said that while that was an option, the limited number of officers and resources would mean still very limited presence in Meadowbrook.

Adjourn 10:14pm