

Meadowbrook Condominium Owners Association
Board Meeting Minutes
December 7, 2009

Present: Susan Billy, Art Aguirre, Margaret Cho, Luke Reese
Guest: Scott Locke

Meeting called to order 7:15 pm.

- Select officers - Same as 2009 officers.
- Set Dues - Motion, second and approval to set 2010 dues at \$180.00 or \$175.00 if paid by January 10, 2010. Note that additional items were brought up at annual meeting (signs and wetlands study) which might impact budget and finances. 2010 also is the year to have roads inspected for wear and repaired as needed.
- Budget to be set at January meeting. Some initial cost estimates will be requested for possible wetland consulting and additional signs before finalizing 2010 budget.
- Newsletter
 - Dues
 - Please wear light colored or reflective clothing when out with your pets or exercising
 - Street parking
 - Snow removal – Board referred to resolution approved by the Association at its 2007 annual meeting. Motion, second and passed to set non compliance penalty at \$50.00 per incident. Once complaint is received, board will attempt contact to home owners. Owner has 24 hr. from complaint time to comply and avoid the fine.
 - Recap of annual meeting.
 - Request for contact info – board use only
- Wetlands
 1. Scott's updated information - Dana Knox – independent contractor out of Brighton who is a wetlands consultant. Scott will contact her for services sheet as well as Progressive Engineering out of Grand Rapids suggested by Dr. Kauffman.
 2. New information from Joe/ Kim Lake Lansing lake level has been elevated by 4 inches. Information noted, but not deemed actionable at this time.
- Signs
 1. Safety concerns raised by homeowners during annual meeting regarding bushes at the intersection of Ashbrook and Forestview. Board will explore possibility of removing visual obstructions before initiating a new 3-way stop.
 2. Budget for signs
 - (1) No outlet
 - (1) Caution – Blind Drive
 - (4) Private Drive 20 mph
 - (4) Children at play
- Other Issues discussed (due to time constraints, development of action plans on these issues were deferred until January 2010 meeting)
 - HDI receivables- Schedule meeting with Doug Showers and Roger Drobney and request payment or a promissory note guaranteed by Doug and Roger.
 - Invite Dr Kaufman to January meeting. Decide if his concerns are a Board or HDI issue.

- Easements determined to be common areas, but landscaping/mowing will not be maintained by the Association. Maintenance by adjacent homeowners is totally voluntary.
- Landscaping of phase 4 cul-de-sac - contact Chris Drobney to determine if there is a landscaping plan. Look at spring project – possible mulch and low maintenance landscaping.

Meeting adjourned 9:00 pm.

Respectfully submitted,
Luke Reese, Secretary