

Meadowbrook Condominium Owners Association -- Board Meeting Minutes
July 12, 2010

Present: Susan Billy, Margaret Cho, Scott Locke, Luke Reese

Meeting called to order 7:00 pm.

- Approval of Agenda
- For the record – electronic approval to use JFNew Project # 1005009.00) at a cost of \$1,300 for a wetlands evaluations. Walk through occurred June 5, 2010 - Will ask for a couple of clarification prior to final acceptance. Will ask to have an overall wetlands health summary paragraph inserted, contact information of Drain Commissioner, put reference number in for photographs and narration and insert information about catch basin cleaning.
- Approval of March 29, 2010 minutes
- Review JF New findings
 - Good insights as to the health of the wetlands and maintenance issues. Full report will be posted on the web site under Board minutes. A summary report will be given at the annual meeting.
- Pavement Sealing
 - Previous bids- obtain new bids and schedule - Hayhoe, and Tom's Asphalt . Luke will get quotes
- Financial Review/ Dues
 - Tree removal – reimbursement <redacted> - tree on common property, removal approved by board by email. Homeowners got estimate and recommended. Access by back lot <redacted>. Total bill was \$375 and paid by homeowner and reimbursed by Association.
 - Lawn mowing (<redacted>) locate homeowners. Association has mowed lawn twice at \$30.00 each time. Letter will be sent to homeowner and lawn service fees will be added to dues. Try to find <redacted> contact information.
 - HDI – talk to Art to set up meeting.
 - Mowing entrance – compensate <redacted>? - ask him to keep accounting of gas used. Tabled until future meeting.
 - Dues overdue – 8 units past due and 2 still in liens. <redacted> (visit), <redacted>, (letter OA), Unit <redacted>– Phone call, <redacted> (letter), <redacted> letter.
- Status Review
 - Signs- update (2 remain uninstalled – Greg getting posts) Motion, second and carry to remove old entrance speed limit sign and replace with new.
 - <redacted> tree / shrub removal – stop sign Will remove shrubs first and trim lower tree limbs. Luke and Margaret will visit.
 - Sidewalk tree trimming - done – trim shrubs and trees that overhand sidewalk and mailboxes
 - Pump house update – area leveled with only cement slab and 6” pipe remaining. No safety issue found
- New Issues
 - Fence (<redacted>) – wrought iron fence - Margaret will call to confirm if project is still in progress. Bath Township permit rules would apply.
 - Satellite dish (former parade home) – Welcome letter and issue with satellite dish.
 - Easements- (issue raised by <redacted>)

- Theft of mail / garage theft - missing golf clubs from garage. Be safe.
- Newsletter
 - Create a crib sheet of rules
 - Signs, Approval needed for home improvements/ landscaping, Watch for children, Dues, Website, Theft of mail and from garages, Pick up after your dog! Satellite dishes. Storm drain labels, Neighborhood picnic? Trimming trees. Thank Michelle and Nanette for installing ½ of drain signs.

Meeting adjourned 9:00 pm.

Respectfully submitted,

Luke Reese, Secretary