

Meadowbrook Condominium Owners Association
Board Meeting Minutes
July 8, 2009

Present: Susan Billy, Art Aguirre, Margaret Cho, Luke Reese

Meeting called to order 7:00 pm.

- For record (e-votes)
 - Fencing plan approved (redacted).
 - Landscaping plan approved for landscaping project (redacted).
- Brief Updates
 - Successful Garage Sale - lots of participants. Ad placed in paper and signs. Susan will be reimbursed for miscellaneous supplies.
 - Perry Road - Report received regarding petition being filed with Clinton County and Bath Township from neighbors on Perry Rd. regarding traffic on Perry Road. No action required. Simply refer questions to Sue Maus, davemack@cablespeed.com.
 - Playground – request made to Bobbi Johnson to submit plan to board.
 - Flowers on Entry - request made to Debbie Master to submit a plan. Margaret organized plantings.
 - Accounts are being put into Quickens and Quickbooks. Need to establish receivable lines for balance sheet accounting. Art and Margaret will meet with Don regarding past due accounts.
- Main Issues at Hand
 - **HDI** -stronger action to be taken. Plowing reimbursement, Lawn care- entry and vacant lots. Letter will be sent to HDI Developers. Confirmation on dollar amount owed and no receipts in over a year. Is there something they can do about the lawn care on the entry way and vacant lots? Is there a way we can assist to upkeep the lots? Is there another way you can assist us? Need to establish a receivable line for accounting. Luke will check on bylaws for percentage for future expenditures. Check on vacant lots language. Will need to talk to Don to confirm percentage for snowplowing. Will ask HDI to sign note. Board is accountable to association to collect and manage all legally due accounts that are due to associations including HDI. Same principles will be applied to all.
 - **Wetlands**-review and discuss Nanette's documents. Action Plan: Report received for record. Report is good analysis of situation, and Board expressed sincere thanks to Nanette for the quality work. Board will meet with group for additional fact finding and encourage inclusion of Drain Commissioner and DEQ. Nanette will be asked to contact outside individuals to coordinate availability. Board to meet with Nanette on July 27 for additional input.
 - **Dues**- Third Quarter Past Due- draft letter to be sent registered and regular mail. Seven letters will be sent. Luke will work on form letters. Margaret and Art will work on Quick books for delinquent accounts.

Meeting adjourned 9:00 pm.

Respectfully submitted,
Luke Reese, Secretary