

Meadowbrook Condominium Owners Association  
Board Meeting Minutes  
March 23, 2009

Present: Susan Billy, Art Aguirre, Margaret Cho, Luke Reese, Chris Drobney & Don Mayes

Meeting called to order 7:00 pm.

For the Record

- **Motion, second and approval (electronic vote) to approve the plan and construction of backyard fence at the {Redacted}.** Letter delivered directly to homeowner.

Financial

- Reviewed financial report from Sally Theis and accepted into minutes. Report will be posted on website.
- Treasurer will review financial records from all years of operation and resolve to transfer 10% of operating into the separate long term repair fund specified by the bylaws. Funds have been maintained in the current checking account and sub-accounted. Treasurer will look into investing in staggering CDs.
- Six homeowners are still overdue on dues. Margaret will provide names. Registered letters will be sent. Forwarding address will be requested. Letter will state intention of filing a lien on property.
- Board will investigate the use of a management agency.
- HDI update
  - Update - Front portion has been purchased by MSU Federal Credit Union for a branch office.
  - HDI Developers and Builders are now split as two companies
  - HDI Builders – Chris only. Penny has now taken a new position.
  - HDI Developers – landowners – owe for road upkeep and snow removal. Board will confirm with HDI Developers the amount owed to the Association for snow removal and road maintenance for 2008 and 2009 once the snow removal season is done. A statement with amount due will be sent to HDI Developers.
  - Front entrance mowing will use different option

Web site

- Will use [board@meadowbrookhaslett.org](mailto:board@meadowbrookhaslett.org) as primary contact.
- Check on Second Amendment filing
- Post financials from audit (Susan will check with Sally about digital copy for posting)

Speeding

- **Motion, second and approved to invite Bath Township Police to place speed unit on site for data collection.** Susan will call to arrange.

#### Newsletter

- Will be produced and delivered in time to give notice of second quarter payment.
- Second quarter dues
- Traffic
- Website
- Spring / summer yard sale
- Move cars off street overnight

Meeting adjourned 9:00 pm.

Respectfully submitted,  
Luke Reese, Secretary