

# Meadowbrook Board Minutes

June 7, 2015

**Call to Order @ 3:40pm** (Present: Valerie Shebroe, Scott Locke, Adam Park & Craig Fick)

**No Agenda or approval of April 19 minutes.** (Purpose of meeting is to briefly discuss results of Bath Township meeting in April among other concerns.)

- Valerie met with her Uncle Stanley who is a real estate attorney in Manhattan to talk about Meadowbrook's access easement agreement (AEA) issues with HDI and to get advice as to how we should proceed. After reviewing our current situation, Stanley feels pursuing anything as a board will not get us anywhere and suggested seeking legal advice/representation. He said typically an AEA is written out by documents by Bath Township.
- Board agreed seeking legal advice is our best course of action.
- Adam suggested John Hintz as a possible source.
- Valerie questioned dues for open lots. Scott said HDI does not pay dues for empty lots.
- The Board agreed that we need to get AEA settled sooner rather than later. Association needs to be reasonable, but a % needs to be established by both parties.
- Scott estimated \$15,000 owed by HDI.
- Heavy commercial vehicle traffic on our streets is a real concern.
- Craig mentioned being told by Kim Wilcox that Meadowbrook's roads are bare bones and built to handle lightweight residential vehicles and cannot handle the stress from heavy commercial traffic of any kind.
- Valerie's research shows heavy commercial vehicles can typically weigh up to 20 times that of a car.
- Craig suggested July 1 as deadline to get Summer Newsletter topics to him.
- Scott suggested Don Kauffman to handle drain situation since he is the expert.
- Scott contacted Greg regarding Rock Island project and has yet to get a response since it is currently his busy season. Board originally suggested offering "old" rocks to residents who could use them. After further discussion the decision was made to see if Greg would take them back and offer Meadowbrook a break on the price of project in return rather than a giveaway to the residents.
- Disabled vehicle issue discussed. Not much board can do in terms of taking action other than sending letters or paying owner a personal visit. However, would this be a possible Bath Township code enforcement violation?

Meeting adjourned @ 4:55 pm.

Respectfully submitted,

Craig S. Fick  
Secretary