

**Meadowbrook Condominium Owners Association  
Annual Meeting - November 10, 2016 7:00pm  
Haslett High School -Viking Room**

**Call to order**

**Present-Scott Locke, President, Valerie Shebroe Vice President, Adam Park, Treasurer. 16 units signed-in.**

**Approval of Agenda**

**Approval of November 19, 2015 annual meeting minutes- M, S, C- Approved**

**President's Report – President Scott Locke**

**Intro-**Introduction of all neighbors present including Board Members.

Discussed board composition and Valerie's departure. Scott Locke running this evening for re-election of 2-year term on the board and Margaret Cho is running for Valerie's open seat. Both are currently running unopposed. It was discussed that there will be a discussion period after each topic. Open discussion is reserved for the end of the meeting. A round of homeowner introductions were made.

**State of the neighborhood-** To date we have 132 occupied homes, 5 vacant lots, 3 under construction and 1 for sale by HDI. In continuation of previous efforts, the Board worked hard this year to address delinquent dues, maintain the excellent appearance of the neighborhood, respond to realtors/lenders to facilitate new home purchases, and address complaints of bylaw violations. Current issues that will be formally addressed tonight are: roads, wetlands, HDI easement agreement and association combination.

**Special thanks-** Many neighborhood residents made contributions that eased the Board's workload this year. Scott acknowledged previous Board Members Margaret Cho and Susan Billy for providing history and consultation on various issues. In addition, Valerie and Scott thanked Don and Liz Kauffman for consulting regularly on wetland and drain issues. Lastly, Gregg Hunt of Designer's Choice was thanked for helping to contain costs while keeping our neighborhood salted and plowed first thing in the am.

**Treasurer's report-presented by Treasurer Adam Park**

**Assets and expenses-** Savings reserves -\$50,005 and Checking - \$53,851.34.

Over past few years, bottom line has gone up about \$9000-\$10,000/yr.

Explained Operating Budget. Jan- Oct. 2016 revenue and expenses were presented. Bulk of money goes to snow removal. Designer's Choice will keep prices same for 2017. In addition to snow removal, we are also budgeting for road repair and resurfacing down the line. Our goal is to budget now to avoid a special assessment later.

**Road expenditures-** In 2016, we paid Hayhoe Asphalt \$8500 to repair potholes and fill cracks. At that time, Hayhoe did an evaluation on our roads. They estimated that our roads have about 10 years of life left. The condition does vary from street to street because of age and use. For our budgeting

purposes, Hayhoe gave us an estimate of how much it would cost to resurface and how much it would cost to remove/replace the roads. To resurface, they would use 1 ½ inches of asphalt and it would cost approximately \$121,500. Resurfaced roads would last 7-10 years. To remove/replace the roads, they would lay 4 inches of asphalt at a price of \$427,500. Replaced roads would last approx. 15 years. Both price estimates are at today's prices and likely will increase at about 2-5% annually. Because of the huge price difference, resurfacing will probably be the better option for us. When the time comes, we will likely break the project up over a few years for financial feasibility and because of the varying conditions of the roads. We would also look at getting multiple bids.

### **Combining of Associations**

Chris Drobney approached the Board this summer with an offer to combine the associations of Meadowbrook and Meadowbrook West. The Board decided not to combine the association for the following reasons:

- 1) Too much work for a board – 141 Units is almost too much. Adding another 93 units would necessitate a professional company to manage the billing, finances etc. This would be about \$80 per unit.
- 2) Beyond that, the effort for various questions, etc. would be a larger burden making it even more difficult to get volunteers to join the Board. Residents are not knocking down the door to volunteer their time.
- 3) We would take responsibility for the road repair that we worked for to have HDI bear the responsibility.
- 4) The finances get complicated. We use MW funds to fix our roads and then, in theory, they use our money to fix their roads.
- 5) Additional common area issues such as the area behind Ashbrook, trees, basketball court, etc.
- 6) We take on their headache (HDI)
- 7) The risk of the unknown: who knows what can happen. For us, we know EXACTLY what we are facing with Meadowbrook and that is enough.

On the potential positive side of the ledger:

We may have more influence over wetland issues...but likely not. Not policing fertilizer and we already have an existing relationship with the drain commissioner.

- 1) Would have some control of the common areas that we see as our own.

### **Forestview Easement**

Starting at the intersection of Marsh and Forestview, Forestview Road has always been owned by HDI. It was supposed to be a public road doing initial discussions with the Township (circa 1995) but it was never designated as such, so it remained a private road. Although we had been paying for years for snowplowing, technically, it was not our road to plow, and strange as it may seem, we didn't have the legal right to use Forestview Road up to the entryway of our Association. Thank you to past Board Members, including Margaret Cho and Susan Billy for laying the groundwork for our understanding of the

situation. If HDI had chosen to, they could have legally blocked the ingress and egress to our neighborhood. The access easement guarantees our right to legally use the road.

The first 350 ft. of Forestview is maintained by the MSUFCU and TCC (owner of the Urgent Care), through an agreement with HDI. The next section of Forestview just past the hill behind the Urgent Care to about just past where the construction road (850 feet) is the section of Road that we are referring to when we talk about the Easement Agreement. The Board has been trying to come to an easement agreement w/ HDI for a number of years, including attempting to negotiate w/ HDI independently. After spending countless hours and years, we decided to seek out consultation w/ a real estate attorney: Mark Grua of Grua Tupper and Young in Lansing. Scott and Valerie met with him over a series of months, as well as attending Township Planning Commission meetings, and alerting the township in writing, via phone (Jim Foulds, former Planning Director).

The terms of the agreement are:

1. We have ingress and egress rights
  2. We are responsible for costs related to snowplowing
  3. HDI is responsible for maintenance and repair including: pot holes, crack sealing, etc. The standard is: "maintained in good condition and repair."
- HDI is responsible for the above until Meadowbrook West is established as a Condo Association. We will negotiate with Meadowbrook West when it becomes an active association, which will likely be in a number of years.

## **Wetlands**

Scott Locke started the talk by noting that the wetlands are not a pond, they are a DEQ regulated wetland and part of the County drain system- under rule of drain commissioner. This is the McDonald drain and Meadowbrook, MW and the McDonalds/Speedway areas all drain to it.

Based documented degradation in the wetland they observed and documented Scott met with Don and Liz Kaufman in March to discuss this. Algae had increased, restricting wildlife because of lack of oxygen and it can get very smelly. They had a proposal from a pond company solicited by neighbors for possible interventions: Chemicals, barley straw bales, etc. Decided to talk to a consultant instead, not a sales person.

Scott consulted with Bill Schneider of Wild Type native plant nursery in Mason. As they talked through the issues Bill was firm that just doing something based on what you 'think' is going on will only cause problems. He recommended doing research (water sampling) to determine exactly what the issues are and making decisions based on facts. He cautioned that uncovering these facts can take time.

Scott also had a meeting and walkthrough with Stu Kogge (April 2016), wetland scientist with GEI, who performed a Wetland study for us in 2010. He

agreed that sampling was the best approach, but the root cause was likely fertilizer run-off. Wetlands are not 'designed' for the type of intensive development that ours has been subjected to.

At the same time, we became aware of MW starting to be developed. Because of this additional variable, and time needed to focus on this issue, we decided not to do the sampling. But we did provide educational literature to residents in Meadowbrook and those on Perry road adjacent to the wetland.

Why does MW matter? All storm water from MW will move into our wetlands. Our wetland is also a county drain. The drain commission is tasked with moving water. Scott immediately started working with the DEQ and drain commissioner. After some absurdly slow correspondence with the DEQ, Jon Morrison started working with us in response to our concerns to degradation to our wetlands.

We recognized that our only chance to get anything in-place was during the approval process of MW. We attended meetings at the Township (including Susan and Margaret) to voice our concern. The concerns were heard and additional elements were added to the plan to decrease impervious surface run-off and a bylaw element, according to Chris, that restricts fertilizer with phosphorous. In Jon Morrison's correspondence, he stated these features should not lead to further degradation, but not make anything better. Where to we go from here?

- 1) There are algae in the south wetland – wispy green look (not the duckweed)
- 2) We have options:
  - a. If you live on the wetland, do not use any fertilizer on your back lawn.
  - b. Everyone else, if you must, non-phosphorous fertilizer and sweep-up what goes on street (straight to wetland)
- 3) We will continue to educate – flyer going-out in the annual billing
- 4) Decide to do sampling
- 5) Herbicide – not ideal, but possible
- 6) Engineered storm water management features
- 7) What both consultants pointedly said was what is an issue this year, may disappear next. A wetland is a living and evolving ecosystem.

### **Traffic lighting and safety issues at Marsh**

Increased traffic as well as difficulty with visibility and lack of lighting at the intersection of Marsh Road and Forestview has been a longstanding issue. Not owning the front of the entryway including the Meadowbrook entryway sign makes us unable to do anything about the lighting. We have attempted to negotiate with HDI for years regarding lighting the Meadowbrook sign and entryway, to no avail. We have also attended Bath Township Meetings and

have brought this up numerous times with the Township, most recently at Township meetings addressing Meadowbrook West Construction plans. In addition, we have recently contacted Consumers Energy to alert them to this problem.

**Election (2 Directors - 2 year terms)**

Two Board positions were up for election. Scott Locke, the current president, is running for another 2-year term. Margaret Cho is running for the available position left by Valerie Shebroe. **Scott Locke** and **Margaret Cho** were elected by acclamation with no objections.

**Public comment** (5 minutes per person & 5 minutes' discussion if desired)

Several residents expressed thanks to the board for sacrificing personal time to serve the neighborhood.

**Adjourn- 8:46pm**