

Cumberland Woods HOA  
Board Meeting  
October 18, 2023

**Board Members Present:**

Dave Schafer, John Baran, Karen Kimbro and Janet Gerhard.

The Board approved the September 5, 2023 minutes.

**Follow Up on Property Maintenance letters:**

Kim submitted a spreadsheet noting the status of each homeowner's infraction. The Board discussed the follow up letters and/or invoices to be sent to property owners who have maintenance infractions. Dave was unable reach the homeowner on Forest View who wanted to speak to a board member directly. **Dave will follow up again.**

**Treasurer Report:**

Karen Kimbro indicated that she currently does not have access to the PO Box.

Kim will be meeting with Polly Fernandez on November 3, 2023 regarding the finances. In the past, we have paid Polly Fernandez only for the time she has spent on her duties therefore, not all the funds budgeted have been used.

**Since Polly has moved out of the Cumberland Woods neighborhood, the Board unanimously agreed to transfer all Treasurer duties, responsibilities and accounts to Karen Kimbro, current Treasurer, and remove Polly Fernandez's name from all accounts relating to the Cumberland Woods Homeowner Association.**

Karen presented the current budget which indicates we have \$66,309 in an account bearing no interest and \$15,000 in a savings account for the dredging of the pond. Karen will also budget funds for the updating of the HOA website every 8 years.

**Bylaws Update:**

It has come to our attention that new residents do *not* receive a copy of the HOA bylaws. No progress on the revisions have been made since the October meeting. Karen has purchased a legal book on Homeowner Associations.

**Front Entrance Decorations:**

Janet and Beth will work on the fall decorations at the front entrance. The scarecrow and hay bale should be used from the storage unit.

Dave has reconsidered the idea of having a summer and fall decorating contest, similar to the Cumberland Hills subdivision. **This item should be placed on the agenda in January or February 2024.**

### **Electrical Repairs:**

There were several electrical lines that were replaced at the box in the front of the sub. The electricians replaced the lines with a photosensor which will allow the Christmas lights to come on at dusk and turn off at dawn.

### **Current State of our Website:**

Michael, who is currently our IT liaison, indicated that our website is running on an old platform, making the website more vulnerable to security attacks. The current website was custom built making it more difficult to make changes and update content. The website should be replaced within a year. Michael suggested we switch to an off the shelf website, which will be more updatable and customizable as our needs change.

The approximate cost for a new website is \$2,500. Todd, from Solutions Stuff, will customize an off the shelf site with graphics and photos and load new content with the input from the Board. Once the board has reviewed and approved the website, the old website can instantly be replaced with the new one.

**The Board agreed that we need to move forward with this project. A timeline for the new website will be developed at the November Board meeting and submitted to Michael or directly to Todd at Solutions Stuff.**

### **Sprinkler System Shutoff:**

John is waiting to have the sprinkler system turned off and winterized until after the City of Rochester Hills turns off the water.

### **Swag Bag:**

The Chamber of Commerce has bags of items and coupons that can be passed on to new residents in Cumberland Woods. There was some talk about resurrecting the Welcome Club and these bags could be part of the process.

**Dave agreed to obtaining the Swag Bags from the Chamber.**

### **Road Noise:**

There was considerable talk about the road noise in the sub, as there have been complaints from homeowners. MDOT did a sound test some years ago and determined that the noise did not meet the requirements to build a wall. A current request was sent to MDOT and they have denied the request. The mayor, Bryan Barnett was contacted and responded but does not have the authority over the building of roadside walls for noise reduction.

Karen discussed the possibility of planting a specific tree called Thuja Green Giant for noise reduction. She has requested our subdivision survey to obtain the measurements of M-59 fence line to calculate how many trees would be needed. Perhaps the mayor could assist with some of the funding for the trees. A high level estimate for the trees would be \$10,798 excluding the cost of planting.

**Discussion of this item will continue at the next Board meeting.**

**Mailboxes:**

**John will obtain a quote for the painting of all mailboxes (165 total) in the sub which will be scheduled for next spring.**

The next meeting is scheduled for Wednesday, November 29, 2023.

Minutes respectfully submitted,

Janet Gerhard