



June 20th, 2023

To: Board Members, Members at Large, Annual

From: Luke Beach, Secretary, Cumberland Woods HOA

Subject: Annual Meeting Minutes, from 6/20/23 Official Meeting, 7:00 PM

Attendees: Jeff Duperon (virtual), Luke Beach (virtual), Bryan Hegeland (virtual), Chris Oakley (virtual), David Schaefer (virtual), Residents (virtual)

**Meeting Items:**

1. Call to Order at 7:04 PM and meeting close at approx.. 8:10 PM.
2. President's Position:

Action items:

- Irrigation issues at the front of the sub
- Will inform residents that the next board will determine snow removal in the summer, not the out going board. Residents asked why because they had to wait 9 hours for snow to be removed. This is a city issue, not an HOA issue. Chris asked that all snow removal issues be addressed with the City of Rochester Hills.
- Library in Commons (Lake Ridge)- Library will be located on Lake Ridge next to Dave Schafers home in the common area. Residents are encouraged to donate books and participate.
- Street work on Long Meadow- The city has informed residents through the mail. The city of Rochester Hills has also assessed the sidewalks throughout the subdivision, and has sent letters to residents where the sidewalk is raised by 1 inch or more. Residents are to respond by July 15<sup>th</sup>, or the City will charge \$236 for repairs plus administrative fees.
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3. Vice President:



- a. Details of Landscaping contract for next year that currently will only include landscaping and not snow removal. \$7200 is fee for landscaping for the year. Beth, thank you, for taking on the flowers in the front.
  - b. Special thank you to Polly and Mike for all they do. Polly with bookkeeping, and Mike with webmaster duties.
  - c. Asking residents to volunteer for snow removal at front of the sub.
4. Treasurer's Position:
- a. Budget: Fiscal Year Ends April 30th, 2023
  - b. Financial Report: Presentation of revenues and expenses.
  - c. Expenses totaled: \$24,519.35
  - d. Revenues: \$27,650 (dues)
  - e. We have a positive \$3,350.65 for the year
  - f.
5. Secretary's Position:
- a. Block Party Committee: Residents asking if there will be a block party, volunteers requested.
  - b.
6. Director's Position:
- a. Violations: 15 violations, all residents issued warnings, and all reconciled. This calendar year 2023, 8 violations, warnings issued, and all reconciled. The process defined.
  - b. Currently, three properties with liens
  - c. Speed humps need four property owners where the speed hump is to be installed agree to have it installed. The city does a study to see if a speed hump would indeed be warranted. The cost per speed hump is \$8500, and the HOA would be responsible for half the cost per speed hump.
  - d. Thank you to all who have volunteered on committee's
7. New Business:
- Elections: All position are open aside from Director currently
  - Secretary will conduct nominations (motion needed), followed by discussion



- Dave Schafer, Janet Gerhard, John Baren, Karen Kimbro, Kim Vitu are currently on the board and will decide who will fill each role. Still need one more resident to fill current position. Motion by Chris Oakley, seconded by Bryan Hegeland. All members have been accepted.
- Residents Request to speak: The next board will look into stones for the recently constructed berm for water damage.
- Question regarding mailboxes and remediation to damaged boxes. Outgoing board purchased 10 new mailboxes, but will need new powder coat since the mailboxes are green.
- Residents reminded to report by-law violations and where by-law's can be found

By Luke Beach, 6/20/23