

Cumberland Woods Homeowner Association
Annual Meeting
May 7, 2024

The Cumberland Woods HOA Annual meeting was kicked off by Dave Schafer, President, virtually, at 7:05 pm.

Board members present (virtually): Dave Schafer, John Baron, Karen Kimbro, Janet Gerhard, 25 homeowners.

Accomplishments:

Dave kicked off the meeting by detailing the 2023/2024 accomplishments. See “2023/2024 Accomplishments” in the presentation handout.

Comments Related to the Accomplishments:

The Little Library bench was donated by resident Stephanie Smith. Thank you Stephanie!

Mulch will be distributed to the common areas by the end of the month.

Future Projects:

Dave Schafer discussed the future projects that the board has planned. See “Future Projects” in the presentation handout.

Comments Related to the Future Projects:

New bylaws and addendums will be available in the fall for resident’s approval.

The positions of Vice President and Secretary will be up for election next June, 2025.

Perennials are being planted at the front of the sub, eliminating the need to buy annuals each year.

Noise Reduction Investigation:

Karen Kimbro presented the list of action items taken to investigate the road noise and presented potential options for handling the issue. See “Noise Reduction Investigation” in the presentation handout.

Due to the fact that the noise decibels are within an acceptable range according to OSHA and the planting of trees is cost prohibitive, with no guarantee of noise reduction, the board decided that no further action on this issue is warranted.

Financial Report:

At the end of the 2023/2024 fiscal year, we were approximately \$5,000 over budget due to an addition of legal representative expenses, repair of our electrical system at the front of the sub, and our holiday decorating contest. We currently have \$68,008.28 in our accounts. Please see "End of 2023-2024 Fiscal Year" in presentation handout for detailed expenses.

Woods Clean-Up Presentation:

A junior homeowner, Rosalie Beach, age 9, made a powerpoint presentation for the clean-up of the wooded area and presented it during the meeting. The clean up will be held on June 1, 2024 from 10-12 am . Meet at the Beach residence, 688 Woodfield Way. Gloves and bags will be provided. There is poison ivy and poison oak in the wooded area so dress accordingly. Thank you Rosalie!

Questions from Homeowners:

Loud Motorcycles driving on M59:

This is a concern for the Oakland County Sheriff.

Speeding and Reckless Cars in Neighborhood: Unfortunately not a HOA jurisdiction, but get license if possible, date and time and call the Oakland County Sheriff.

Method to approve amendments to the bylaws and will there be a comment period on the draft? There is a requirement that 70% of homeowners be present when voting on new bylaws. We are currently working with our law firm to determine method for comment and approval of new and amended bylaws.

Will Long and Short Term Rentals Be Addressed? Yes.

Are there plans to fix any other streets in Cumberland Woods? There are no plans for any further road fixes.

The meeting was adjourned at 7:50 pm.