

Cumberland Woods  
Homeowner Association Board Meeting  
April 4, 2024

Board Members Present: Dave Schafer, Karen Kimbro, John Baron, Janet Gerhard

The minutes of March 11, 2024 were approved.

Items to Include in Bylaws: A meeting is set for Friday April 5, 2024, with our legal firm to discuss issues that our HOA bylaws should address. ***Karen Kimbro and Dave Schafer will attend the meeting.*** The Board discussed the following:

- *Mailboxes:* Bylaws need to address who pays for new mailboxes considering normal wear and tear and vandalism.
- *Full house generators:* Bylaws should address location of generator to minimize noise and consider aesthetic value of property.
- *Changes to and approval of Bylaws:* Need to define process to approve new bylaws and /or addendums.
- *Solar Panels:* Define process for HOA to approve and guidelines for installation of solar panels ie; no panels should face the front of the house.
- *Short term rentals vs. long term rentals:* Include definitions of long term and short term rentals and what is allowed in neighborhood.

Budget: Karen Kimbro presented the budget and explained the overages to include: attorney retainer fees, Christmas lights, perennial flowers expense for front of sub, upgrade to our electrical system, Christmas light contest and future summer garden contest. The notifications have been sent for the Annual HOA dues.

Front of Sub Christmas Display: The board agreed to retire the reindeer and elected to purchase another display for this December. **Janet Gerhard agreed to investigate Amazon and Bronners in Frankenmuth for a new display.**

Open Director's Position: The Board discussed if the position of Director was needed. A final decision was not made at this meeting.

Dumping in backyard of resident: Two letters have been sent to a resident, who has been dumping in the back of the property, with no response. A communication to the City of Rochester Hills was sent and a representative from the City viewed the property and sent a warning to the residents. The City will continue to follow up, and requested that the HOA continue our correspondence to the resident as well.

The Annual Cumberland Woods Homeowner Association Meeting will be held on May 7, 2024 at 7 pm.via zoom. Homeowners will be notified via email, HOA website and sandwich board. A Zoom account will be purchased for the annual meeting and for future board meetings. **Karen Kimbro will purchase the account.**

