

Board Meeting Minutes 04/08/2024
Meeting Starting 7.06pm
Meeting via Zoom
Minutes Prepared by the Secretary Chris Khani

Attendance

- Dominick Korovich – Acting Pres “Current Vice President”
- Chris Khani – Sec.
- Donna Fentziaff
- Peter Smith
- Ann Ritz
- Geoff Ritz
- Morgan Slater
- Sarah Dekmar
- Tom Jendrzewski

Treasures Report:

Checking Account: \$39,463.85
Capital Reserves Account: \$62,203.96
Past Dues - \$7147.33 – Down from \$8,100 from last month

Subjects of Discussed:

Water Leak:

The board addressed a persistent water leak that has been ongoing since late January. Despite numerous notifications to the responsible party, no action has been taken. As a result, it was decided to issue a notice to the homeowner. Secretary Chris Khani will draft a letter for this purpose.

Chicken in the community:

The board discussed the issue of chickens in the community, with four households confirmed to be keeping them. The problem was identified as a potential snowball issue, with the possibility of other animals like goats being kept if the chicken situation couldn't be controlled. Dominick mentioned he had spoken to the Polk Township about the issue, but no immediate solution was found. The group agreed to compile a list of households with chickens and plan to address the issue with them individually.

No property management company:

Property Management Company: After careful consideration, the board has decided against engaging a private management company. This decision reflects the board member's commitment to the community. However, we will keep the property management company information for future reference, should the need arise.

Signage & Mailbox:

The board discussed the need to update the mailbox and signage in the community. Dominick and Donna confirmed that they had keys to access the mailbox. The board agreed with Anna that the HOA main sign is worn out and a new one is sorely needed. Chris also proposed installing additional signs around the community to indicate its boundaries and neighborhoods clearly; Chris agreed to get quotes for various sizes.

Zoom Meeting

For now, the board has agreed to continue with Zoom meetings instead of in-person board meetings.

Meeting Adjourn 8:07pm