**HPHA Meeting Minutes**

**October 20, 2021**

**7:00 p.m.**

**Attendees:** Ken Mulder, Dean Parent, Dave Fisher, Bill Fromius, Joe Ramon, Brett Kurily

**Location:** Huron Point Yacht Club

President- Ken Mulder called the meeting to order at 7:00 p.m.

Dave Fisher - Gave an update on the HPHA Financial Report for May 2021 - October 2021

**Ken Mulder - SAD for Weed Control**:

Current Canal Weed SAD expired in 2021.  Board discussed with Harrison Township and we were told that we are allowed to extend for another 5 years if we get the votes.  A survey was taken on Facebook and we received 120 votes back that resulted in a 10 to 1 vote with a yes. So a new SAD will be going through for another 5 years for all canals except Venetian.

Venetian will need to collect signatures to go forward with a SAD for Venetian canal weed treatment only.  If this is approved the next term will be combined with the rest of the subdivision’s SAD. The price for Venetian is estimated around $62/year if approved.

Looking for a volunteer on West Archer to be a block captain and pass out flyers

**Dean Parent - SAD for Roads**:

The board is in discussion with the Township on how we are going to move forward with the roads. The project will be broken up into 4 zones due to Venetian only having houses on one side and needs drain improvements and West Archer not having the drains and would need a total road reconstruction.

The zones will be broken out as follows:

Zone 1 is Venetian

Zone 2 is West Archer

Zone 3 is East Archer, Pardee, Powers,

Zone 4 is Lakeshore, Circle, Lakeville, Huron Pointe, Crane, Riverdale, Bridge

For zone 1 - Venetian will cost more because there are only houses on one side and drain improvements are needed. They will have the option to just do the mill and cap or a complete road resurface.

For zone 2 - W. Archer does not have drains and their road surface is completely deteriorated. They will have the option to just do a mill and cap or a complete road surface and drains.

For zones 3 and 4 it will be a total road resurface with crush and reshape. This consists of tearing out 3-4 inches of the black top and then resurfacing with a new crown so that it is even with driveways.  The price is going to be split evenly among all parcels.  The entire road of Lakeshore will be extended 3 feet on each side with new base with what is existing under the road today.  Then the striping will be done to either have 3 feet on each side or 6 feet on one side to allow for an extended shoulder. This will not be taking any more property from one side or the other.  This will be an extended paved shoulder.

As soon as the SAD paperwork from the township is complete we will start collecting the needed signatures for this SAD.  While collecting the signatures we will have more information on what the cost will be and what exactly will be done. The option will be given to each homeowner to either pay this all in year 1 or spread payments over 10 years with interest.

Venice Shores just approved their SAD for doing the same road work and once their pricing is established we will have a better understanding of how our pricing will be.

Once the SAD is approved then we can apply for a grant to secure funding to help us pay for this project. The grant money is not guaranteed.

**Question** - Who is responsible for taking out the mailboxes?

**Answer** - The company will pull out mailboxes and replace them with a standard pole and mail box.  Any special mailboxes will need to pulled out and replaced at owners expense.  The association and construction company is not responsible for decorative or brick mailboxes. Accommodations will be made for temporary delivery of mail.

**Question** – What happens to my driveway and grass at roads edge?

**Answer** – Grass only will be repaired. Any stone parking areas or landscaping in the easement area will not be replaced. The Lakeshore driveways will need to be cut back 3 feet and a transition from road and driveway will be done by the construction company.

Prior to collecting signatures we will post signs at the entrances, on the website and on Facebook letting residents know that volunteers may be knocking at your door. All signatures need to be done in person and will be notarized for authenticity. Each zone will need 51% of owners to say yes in order to get the SAD to pass for their zone.

If we get the signatures completed by August 2022, then we will be on the list to start the project in July 2023 and this will take approximately 2 months to complete. Some preconstruction will take place prior to July.

Speed limit signs were brought up.  We need to evaluate this and it will be included in the road SAD. These will be solar or battery powered road signs. The board will need to pick out the signs, apply for a permit and do a survey of where to place these with direction from Macomb County Road Commission.

**Ken Mulder - Homeowners Dues:**

Currently of 850 parcels we have 127 residents who pay towards the Homeowners Dues. This money is collected to improve our neighborhoods landscaping, entrance signs, buoys, light bills, decorations of entrance and bridges and sponsor some events .  We are looking into setting up a Venmo account to allow people to pay dues online.  The dues are currently $25 a year and have been this amount for many years. This association is purely volunteer and this neighborhood is not deed restricted nor can the board enforce any rules.  The more we collect the more we can do to keep our neighborhood great.

**Question:** How can we increase membership?

**Answer**: It was suggested to send out a mass email to let people know that we do have a Homeowner’s Association and get the word out to increase membership.

**Ken Mulder - Future Events**:

Looking to do a poker run for charity throughout the neighborhood.  Information was placed on tables and on Facebook. This is not a boat poker run, but a walking, biking, golf cart neighborhood event. Looking for volunteers to sponsor their house for one of the stops. A survey and questionnaire was provided at the meeting to solicit ideas and volunteers. For more information contact one of the board members.

Fishing tournament, anyone interested in organizing this please reach out to one of the board members.

**Ken Mulder - Beautification committee:**

Looking for volunteers to join and help decorate throughout the holidays.

**Ken Mulder - Entrance Sign:**

The entrance sign replacement was brought up. We are looking at a stone sign and the size we needed was not available last spring. The board will wait until spring to pick out an appropriate stone to fit the area.  A permit was pulled and we applied for an extension.

The floor was opened up for questions. None were asked.

Meeting Adjourned.