

Meeting Minutes Report

Meeting Purpose	General Homeowners Meeting	Date:	8/22/2007, 19:00 – 21:00
Meeting Attendees	See Attendee List	Location	Orange Township Hall

Meeting Minutes:

1. Len called the meeting to order at 19:15. The key to the building would not work, so we got started late.
2. The minutes from the last meeting were presented. A motion was made and seconded for acceptance. The minutes were accepted as printed.
3. Ann Moore presented the Treasurer's Report. We are at 53% of budget. There were clarifying questions. Ann answered the questions. 2007 dues collection is at 89%. Len spoke about using a Collection Agency for homeowners that are past due. Becky asked about seeing the financial information on the website. It was requested that the Members in good standing be able to view privileged information about finances. Neil reminded the group that Members in good standing at any time can look at the books. The Trustees will look at how to make the appropriate information available on the website. There was motion to accept the Treasurer's Report and a second. The Treasurer's Report was accepted.
4. Len introduced Mark Robertson. Mark is an Orange Township Trustee and the Parks Liaison. He asked for support for the Park Levy.
5. The election for the two open positions was held. The nominees were:
 - o Don Shepherd
 - o Raveesh Dewan
 - o J.D. Barlow
 - o Joe Leone
 - o Wendy Boggs
 There were no nominations from the floor. There was a question from the floor for the nominees. They all gave their opinion on the nine acres. The homeowners voted and votes were counted. J.D Barlow and Raveesh Dewan were elected.
6. Karen provided the Welcome Committee report. Three homes were visited and cookies provided. Karen requested directories. Neil will provide them to Karen. Neil requested that everyone let us know when someone moves in, so we do not miss them. Len stated that the HOA is notified when a closing is done.
7. There was no report from the Architecture Committee. There was a question about the status of the lawsuit. Len stated it is in discovery. There was discussion about the fencing and the perceived lack of response from the lawyers. The Trustees will follow up with the lawyers.
8. The Communication Committee asked for more emails addresses. Marty has directories for new homeowners. Neil asked about getting emails from everyone for future voting.
9. Neil provided the Landscape and Maintenance report. Fence repair is ongoing. There was discussion about the lawn care and complaining about weeds. Neil asked that if homeowners see issues, please send an email. Neil asked for recommendations for landscapers. There was a question about the ponds and upkeep. There was a question about the ponds and pumps. We will add this to the list of potential projects. We will also look at putting the potential project list on the website.
10. We talked about the remaining committees and asked for volunteers.
11. The Recreation Committee cancelled the Ice Cream Social due to lack of interest. This will be rescheduled in the future. The Rally for Ryan raised over \$10,000. Additional donations can be made at any Huntington National Bank.
12. The Golf Outing is on 9/15 at noon at Glenross Golf Club. Any profit made will be donated to the Ryan Hardy fund. There are no HOA funds used for this function.
13. The website is being updated frequently and homeowners were asked to check it frequently. There was a comment about the question about the usability of the website. Please send any suggestions about the website to Raveesh or the Trustees.
14. Raveesh talked about online voting that we are going to start using. He will send a survey using the software so that everyone can see how it works. The application meets all the requirements we asked for. There were questions about security and paper ballots. You can only vote once and paper ballots will be used for those that do not have email.
15. We talked about how to make changes to the By-Laws. The By-Laws can be changed with 67% approval of the Members in good standing. Marty was volunteered by his wife to lead an effort to change the By-Laws to restrict the Trustees from disposing of property without homeowner approval.

16. Sprinkler systems for the South entrance were discussed. The largest cost is hooking in to the water system, which is around \$5,000. There was discussion about whether to proceed with the sprinkler system. The Trustees will take the input and provide a decision to the Homeowners.
17. We discussed the nine-acre parcel. (***There were many comments, and I tried to capture as much as I could. I may have missed specific comments, but certainly, the intent is captured. I tried to document who said what, but could not in every case. – Neil Wheeler***) There has been no decision and the Trustees stated multiple times that the homeowners will have their say. Ann reviewed the reason for looking for a use of the property. Many homeowners have asked about what is going to be done, because they were promised a pool. Ann is leading a committee that has been receiving ideas. The next step is for the committee to research all the ideas. Costs, startup, ongoing maintenance, pros, cons, etc. will be considered and presented to the Trustees, along with a recommendation. There were many comments about the library and the conversations that have been made with the Library. Ann stated several times that no library is being built; only discussing possibilities. Cheryl asked about what contact with the Library has been made and how much are they moving forward. A few organizations have looked at the land and have expressed interest. Cheryl expressed her displeasure with MI promising a pool. She volunteered to be on the committee, as she has facts about what a public entity would do to the sub division. Ann stated that the library sought us out. Cheryl was concerned about a parking lot, loitering, and the affect on property values. Cheryl asked about why the Trustees talked to the library before the committee was formed. Cheryl believed that there should not have been any talk with the library until the committee was formed. There was discussion against speaking with the library. It was asked to the homeowners that are near a pond if they would like their pond taken away or have someone build something on it. Sandy stated that she bought the house because of the green space and would not even want a pond on it. Carl stated that even with saving taxes (\$1100) and a short-term monetary gain, we have to be careful that future use is considered. We also have to consider impact to the drainage. There are benefits to keeping the green space. A trail park would be nice. The deer are nice to look at and this will take that habitat away. Becky stated she did not want the land given away, and wondered why this is on a fast track. There was a comment about there is now distrust that the Trustees are on an agenda. Ann is the one heading up the committee and is being objective for its use. She wants to make sure that the homeowners on Morningside are satisfied. Karen would like to have a library and it would be used by many people. There was question about how the church and library came to be. Neil stated that the Trustees were researching various options and were “priming the pump”. The Trustees wanted to have a few ideas for the committee to research. There was strong stated support for the committee and several homeowners wanted to have a motion that nothing be approved without homeowner approval. There was no motion. Ann stated that she wanted to have 8 to 10 people on the committee. It was stated that the zoning for the nine acres is already for a library, pool, or community center. Noting else can be done with the property (except leaving it alone) without a zoning change. It is not zoned as green space. There is 24 acres of green space in the subdivision, not including the nine acres. It was stated that it needs communicated how the nine acres are zoned. The Trustees will place this information on the website. It was stated that driving to a library is better than having one in our backyard. A library would draw many people (wanted and unwanted) to the subdivision. It was stated that once the property is sold (less than the nine acres), the library could invoke eminent domain to get more property. An informal poll from the homeowners adjacent to the nine acres indicated that no one wants a building on it. There is a concern about speeding, especially if the subdivision is connected to Home Road. It was stated that we need to live as a community and think about what you want in your own backyard. It was stated that having a green space is worth keeping and not selling the property. It was stated that the homeowners that back up to the property need to have a bigger say. Homeowners bought their lot because of some reason and it should not be taken away. It was asked about a timetable and a schedule. No timetable has been established. It was stated again that until all options are researched, shared, and thought about, a decision should not be made. It was stated that there is concern the Trustees will make the decision. The Trustees were asked to state they would not make a decision without a vote. Ann stated that she would not make a decision without a vote. Neil stated that he would not. Len said he would not. It was stated that it would be nice to have multiple things done with the property. It was stated that some of the adjacent properties were priced at a premium for being on the green space. We need to consider what would happen to the property values. Ann asked for volunteers for the committee. It was stated that we should not sell the land just for financial gain.
18. We talked about Ash trees. Dave toured the property and counted how many we have. There are approximately 60 ash trees on the HOA green space. Ann asked about whether we can remove infected trees. No one knows, so that is why we need the data on how many trees we have. It was asked why we needed to be proactive. The Trustees are concerned about having dead trees we cannot dispose of. It

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was stated that the State cannot repel the ash borer, so eventually we will lose the Ash trees. It was suggested that we go to the Township to ask if they could help us understand the law and how to dispose of the wood.

19. We talked about pond lights. There was an informal poll on pond lights. There was agreement they want the lights. It was stated that the fountains, lights, and pumps are important. Fountains can also help people know there is a pond. This will be added to the project list.
20. Len stated that the Sheriff is interested in sharing with us about a Block Watch. There was support for a Block Watch, so the Trustees will meet with the Sheriff.
21. It was suggested we limit the topics of the General Meeting so that is not so long. Maybe some additional meetings with more specific topics would be better.
22. There was concern that there is a car parked on Parklawn at the South Entrance. It was suggested we look into asking the Township about a no parking zone.
23. Len thanked everyone for attending and adjourned the meeting.
24. The next General Meeting is not scheduled.

Attendees:

Len Fisher	Neil Wheeler	Ann Moore	Heidy Freeman
Joe Leone	Karl Lamar	Rachel Lamar	Andrew Lynch
Cheryl Luxeder	Marty Luxeder	Robin Kravit	Sheila Hanson
Mark Miner	Tom McDermott	J.D. Barlow	Julie Fire
Curtis Pratt	Karen Marsman	Ed Marsman	David Patton
Meg Patton	Matt Burzynski	Sandy Burzynski	Nick Chirico
Jim Snopik	Nancy Moore	Mike Moore	Shane Petroschek
Michael Biggins	Todd B. Dove	David Nardella	Becky McInturf
Don Shepherd	Raveesh Dewan	Kelly Eau Claire	Michael Clotz
Patti Creighton	Margaret Cretin	Dee Coffey	