

**Troy Meadows Homeowners Association
Annual Meeting Minutes
Monday, April 15, 2013
Troy Community Center, Room 303**

Meeting called to order and agenda reviewed.

Board Members in attendance:

Anthony Butcher, President; Michael Shea, Vice President; Anne Smith, Treasurer; Kris Bucci, Secretary; Mary Ann Bernardi, Board Member; Rajko Bjelica, Board Member; Shane Hope, Board Member.

Board Members not in attendance: Eric Miciuda and Charles Hallick

Twenty-one (21) additional homeowners were in attendance.

The Treasurer's Report was reviewed by Anne Smith. Landscaping costs were incorrect on the budget sheet. Amount should be \$550, not \$950.

Activities in 2012 were reviewed, including Movie Night, Halloween Parade, Earth Day Cleanup. Two new picnic tables were purchased and placed in the large and small parks. Landscaping improvements were made to both Barbara and Miracle Courts. Additional seating was suggested for the parks. Please notify the Board if you have any suggestions for seating (benches) for the parks. Discussed overgrown trees in the parks. There was an accident with a child running into a branch that was hanging down, and some neighbors got together to trim some of the branches. We need to address these issues to avoid liability. Discussed asking Gator and RP Landscape Services to do trimming and removing branches when needed. The lawn service needs to be contacted to advise them not to pick up fallen branches and leave them in a pile in the parks when the lawns are mowed. They need to be removed immediately.

Sub-division garage sale – if anyone is interested in running the garage sale, please call or email a Board Member to volunteer. There is currently a discussion on the Troy Meadows Facebook group discussing dates and we need suggestions for times.

Earth Day cleanup is Sunday, April 28, 2013 from 1:00 – 3:00. Please meet at the Ruthland side of the large park. If you have any questions or suggestions, please call Neil Yashinsky at 248-524-1446.

Troy Meadows Website: www.troymeadows.homestead.com. Brett Houpt is currently administering the website. If anyone is interested in taking over the website, please let him know. The website costs us \$7.99 per month. Be sure to check out our group on Facebook, Troy Meadows Homeowners, for the latest on current events in the subdivision. Per Mary Ann Bernardi, we can register our Homeowners Association with the City's website at <http://troymi.gov/NeighborhoodAssociations> in the Troy Times.

Landscaping projects were reviewed by Mary Ann Bernardi. Proposal to improve cul-de-sacs on Darleen and Meadowbrook Courts were presented. The cost will be \$275.00 each. Maintenance for the entrances and cul-de-sacs will be \$2,757.00 We have many opportunities to maintain and improve the appearance of our subdivision. There are vines growing in pine trees in the large park that need to be removed. Please email any suggestions to the Board.

New directories will be mailed out soon. There is no cost to the Association for them. Our Bylaws are in the phone directories as well as on the website.

Scott Christensen, who lives on Scottsdale, spoke about his neighbor's house, which is located at 343 Scottsdale, owned by Richard Langraft (248-207-3150). This house is rented to a family with two pit bulls. Scott recently had his dog attacked by one of the pit bulls. The pit bulls have periodically been loose in the neighbors' yards due to no restraints being used when they were let outside. Scott's fence is

low enough that these pit bulls can jump them. They called Animal Control. Tickets were issued and the owner has since removed one dog from the residence. The other pit bull is still living in the tenant's home.

Scott also mentioned that there are a number of vehicles in the driveway that are an eyesore, yet a well maintained storage shed is not permitted. Anthony stated that per the bylaws we can have sheds, but they must be up against the house to be considered attached. Also, about a year ago, Scott's house was robbed by an acquaintance of the tenant's next door. The person was caught due to fingerprints taken at the scene. Sheila Daschke, the other neighbor of 343 Scottsdale, reinforced the problems with the pit bulls jumping the fence and the house being in a state of disrepair with gutters and tree branches falling. The HOA cannot do anything about dogs roaming the neighborhood as this is enforced by the city.

Elizabeth Pence at 106 Miracle received a letter from the city in January which stated she needed to remove snow from her property that backs up to Wattles or they would do it and bill her for it. It appears that all homes that backup to Wattles and Livernois received the letter. Elizabeth is unable to easily get to the sidewalk because of her privacy fence at the back of her lot. Elizabeth asked if the Homeowners Association would consider paying to have snow removed on the sidewalks along Wattles and Livernois. There was further discussion on this and we would need several estimates and give all residents an opportunity to vote on this.

Mary Tsouris at 57 Scottsdale asked if anyone knows someone who repairs fences; her wooden privacy fence is in need of repair.

There has been discussion on Homeowners' Facebook page about hearing gun shots recently. Police are trying to scare the geese so they won't return.

The 2014 annual dues were voted on: seven were counted in favor of \$100 for general fund expenses and \$0 for capitol improvements.

The 2014 annual dues were voted: 15 were counted in favor of \$100 for general fund expenses and \$25 for capitol improvement. The 2014 annual dues were set at \$125.00.

We also voted and approved maintenance of our landscape assets in entrances and cul-de-sacs. Improvements will be made on the cul-de-sacs on Darleen and Meadowbrook Courts. Mary Ann Bernardi mentioned we can get a ten percent discount if paid up front.

Neil Yashinsky complimented the Board Members for their hard work.

Financial – need corrected list of past due homeowners. Anne Smith will send out corrected list.

Board Member openings – three of the nine seats are up. The following were voted back in:

Mary Ann Bernardi
Charlie Hallick
Eric Miciuda

It was asked if anyone was interested in joining the Homeowners' board. Pete Sherman offered to join. Shane Hope offered to step down, but has offered to help whenever needed. Pete Sherman (Petesherman13@gmail.com) was voted in to take Shane's place.

Meeting adjourned.

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