

# Troy Meadows Homeowners Association Annual Meeting Minutes

Wednesday, April 11<sup>th</sup>, 2012

Location: Troy Community Center, Room 303

1. Introduction of board members and new residents. All attendees were asked to sign in.
2. New phone directories were handed out to all who attended. The remaining directories will be mailed out. The directories cost the homeowners association no money. Anne Smith takes care of them for us.
3. Copies of the annual budget were handed out along with a list of all homeowners who are delinquent on their annual dues payment. All those who are delinquent are subject to a late fee, and a lien is placed on their home. Anne Smith takes care of this for us.
4. Meeting Ground Rules
5. Review the budget/treasurers report with Anne Smith, treasurer. Lawn cuttings were increased \$20 per each cut for the whole sub. The lawn along Wattles and Livernois will be cut every other week. The Wattles lawn will not be cut as long as construction there does not allow it.
6. Voted on and approved expenses including:
  - a. Lawn cuttings
  - b. Movie night in the small park (2 at \$125 each) dates to be determined
  - c. Halloween parade
  - d. Landscape maintenance
7. Mary Ann Bernardi gave a presentation on spending \$1,032 to re-landscape Miracle and Barbara Courts. Every voted and approved to re-landscape both courts.
8. A quote was received for 2 new picnic tables, one for each park at a total of \$2,075. A vote was taken and approved to purchase 2 tables. 2 More quotes will be obtained prior to the purchase to try to get them at a better price.
9. Discussed the condition of the monkey bars in the small park. They are in need of either repair or replacement.
10. Discussion was held for next year's dues. Currently all of the \$100 annual dues go towards the general fund. Several suggested we raise the dues to \$125 per year per household, with \$100 going towards the general fund and \$25 going toward capital improvement. A vote for \$125 for next year's annual dues was conducted, and the majority approved.
11. The 2012 subdivision wide garage sale will take place May 18th and 19th. Ads will be posted on the website <http://www.craigslist.org> and the signs will be put out.
12. Review of the board members terms was discussed, Brett Houpt stepped down and Kris Bucci at 441 Scottsdale offered to run was added a board member. Anthony Butcher and Rajko Bjelica ran again for a 3 year term. Board Members up for re-election next year are Mary Ann Bernardi, Charles Hallick and Eric Micuda.
13. Open discussion:
  - a. We were asked to be sure to mail out the annual meeting minutes and treasurers report and to post the minutes on the Troy Meadows website.
  - b. The website costs the homeowners association currently \$60 per year. Brett Houpt maintains it at no cost.

Troy Meadows Website: [www.troymeadows.homestead.com](http://www.troymeadows.homestead.com)

Be sure to check out our group on Facebook, Troy Meadows Homeowners, for the latest on current events in the sub.

Board Members: Mary Ann Bernardi, Rajko Bjelica, Kris Bucci, Anthony Butcher, Charlie Hallick, Shane Hope, Eric Miciuda, Michael Shea, Anne Smith