

## Fox Run Green Homeowner's Association Board Meeting – June 10, 2019

Board members present were President Charlie Sims, Secretary Salo Korn, Mike Cooper, Cheri Nelson, Paul Savine, and John VanDerAue. Debi Micallef of I.P.M. was also present.

The meeting was called to order at 7:55. PM.

### Minutes:

The meeting minutes from the March 11 meeting were approved as presented.

The meeting minutes from the April 8th meeting were approved as presented.

### Treasurer's Report:

There was no formal treasurers report however Debi Micallef discussed the current cash flow. Cash flow is on track with regard to the budget except for street salting. There were 43 saltings at a cost of \$42,000. The budget was for \$27,000.

### Old Business:

It was suggested that the junipers on the Hammersmith island be removed. John VanDerAue suggested that they simply be replaced with grass. Meanwhile Cheri tried contacting Cathy Mathews regarding canvassing the homeowners in the area to obtain their ideas. As of the meeting Kathy had not responded.

Charlie Sims and Mike Morrow reviewed the subdivision streets and developed a plan that would have salt dropped only near intersections and on hills. If accepted, it could reduce salting about 50%.

It is clear that the subdivision cannot continue to salt as in this past year. Charlie Sims will develop a new bid package that will include several options including 1) salting the entire subdivision, 2) salting only the intersections and the hills, 3) salting on demand, and 4) salting with a specific fixed price. Once we have bids for the several options, a special meeting of the homeowners will be held to determine their preferences. As our By-laws only allow for an annual increase in association dues of only 5%, a special meeting will be necessary to have homeowners vote on a dues increase if an increase greater than 5% is necessary.

There was a proposal to accept Charlie's bid package plan. The proposal was approved.

Due to the overrun in salting and it's affect on the budget there was a proposal to cancel the ice cream social. The board recognizes the benefits of this activity but with the deficit we simply cannot afford it. The proposal passed.

The dead tree in Sully Sullivan Park is more like a large bush. John VanDerAue and Mike Cooper said they would cut it down.

There are three rails of the split rail fencing that runs along Walnut Lake Road that have fallen and need replacement. Mike Cooper said that he would purchase three rails and replace them.

A new sign is needed at the Kingsfield path entrance. However again due to the budget deficit, it will be postponed.

New Business:

Gayle Lubahn has resignation from the board effective immediately as she is moving to Arizona. In addition John VanDerAue and Charlie Sims stated that their term on the board will be ending and that they don't plan on running for the board again.

Debi Micallef of IPM stated that due to the salting overage, there are insufficient operating funds in our checking account to complete the fiscal year. She requested the board approve moving \$17,000 from the savings account to the checking account in order to maintain or solvency/ The board approved.

It was commented on that cars driving on Beauchamp at the intersection with Brompton do not stop in spite of the stop signs. It was stated that having the stop signs for Brompton made more sense, or perhaps it should be a four way stop. It was suggested we look into making it a four-way stop.

Unfortunately we have two homeowners who simply refuse to pay their association dues. They have been contacted on multiple occasions by both IPM and Associated Dues Assurance Corp. (ADAC). They have had ADAC's debt collection process explained to them. In spite of this they continue to refuse payment. This is completely unfair to the rest of the subdivision homeowners who pay their association dues. Therefore, with great regret and in accordance with Michigan property law, the board unanimously voted to begin a judicial foreclosure of their property.

Out next meeting is July 29 2019 at Temple Kol Ami

The meeting adjourned at 9:25 PM

Respectfully Submitted

Salo Korn