

## **CROSSCREEKS OWNERS ASSOCIATION**

2023 Annual Meeting Minutes

April 20, 2023

Minutes of the 2023 Annual Crosscreeks Owners Association, Temperance, MI, held at the Bedford Public Library Quilt Room, 8575 Jackman Road, Temperance, MI, at 6:00 PM on April 20, 2023.

### **I. CALL TO ORDER**

Board member, Michelle Jaworski called the meeting to order at 6:34 PM.

### **II. ROLL CALL OF OFFICERS**

Officers present are as follows:

Michelle Jaworski, President  
Nick Berry, Vice President  
Cheryl Griffin, Treasurer  
Becky Pidek, Secretary

Board members present are as follows:

Scott Majoros, Board Member  
Brian Marciniak, Board Member

Board members absent are as follows:

Dan Amos, Board Member

### **III. OPEN FORUM**

Multiple property owners have asked for a detailed statement for outstanding property liens. One resident owes >\$500 in annual dues and currently has many liens for non-payment.

#### IV. APPROVAL OF THE AGENDA

Motion by Michelle Jaworski to approve the agenda as presented for April 20, 2023. Motion seconded by Nick Berry. Motion carried.

#### V. FINANCIAL REPORT

Cheryl Griffin gave the treasurer's report.

2022 Beginning Balance	\$1414.04
2022 Ending Balance	\$2077.14
Income from Dues:	\$2417.68
<i>Income from Past Dues Paid:</i>	<i>\$166.71</i>
Expenses:	\$1922.15
<i>Banking Fees: \$206.15</i>	
<i>Tree Removal/Common Area Grass Mowing: \$1200.00</i>	
<i>Attorney Fees:</i>	
<i>State Farm Insurance: \$516.00</i>	
<i>HOA Michigan Register:</i>	
<i>Office Supplies:</i>	
<i>Projected</i> Income from 2023 Dues:	\$3420.26
<i>Projected</i> Income from 2022 Unpaid Dues:	\$916.00
<i>Projected</i> Expenses	\$1922.00
Tree Removal/Common Area Grass Mowing: \$1350.00	
Attorney Fees:	
State Farm Insurance: \$552.00	
HOA Michigan Register: \$20.00	
Office Supplies:	
<i>Projected</i> 2023 Ending Balance:	\$3571.96

## VI. PRESIDENTS'S REPORT

Michelle Jaworski gave the president's report.

### A. Association Updates

1. This is the first time that this board has had a full board of directors and all officer positions are filled.
2. Michigan LARA filings are all up to date.

### B. 2023 Projected Budget - Our current annual dues cover minimal administrative and Common Area expenses.

1. State Farm HOA liability insurance – September renewal ~\$550
2. Annual State of Michigan LARA filing fee of \$20
3. Grass cutting of the Common Area
  - a) Our current contractor charges \$225/cut for 6 acres
  - b) He does not cut around stuff in the common area
  - c) We also have 20 feet of space by the apartments that we need to keep cut and cleaned up.
  - d) He is scheduled to come when asked for a total of 12 times
    - (1) Recommended schedule
      - (a) 1 time in April
      - (b) 2 times in May
      - (c) 3 times in June
      - (d) 2 times in July
      - (e) As needed through the remainder of the season

### C. Clean-Up and Grounds Committee

1. Tree maintenance in the Common Area
  - a) Many trees need maintenance or upkeep within the Common Area
  - b) Recommend creating a committee of residents to walk the Common Area and mark unsafe trees, bridges, and areas that need tending to
  - c) Accepting quotes for tree cutters
    - (1) Must be insured and submit a quote to Michelle Jaworski
2. Indian Creek / Salter Creek Maintenance **\*\*\*UPDATED 9/10/23**
  - a) Drain Commission can be scheduled to dredge/cleanout creeks in the Common Area. A petition with 5 signatures from property owners within the drainage district is required for each drain. This will get us on the township agenda. If passed, we will be added to the schedule which is currently scheduled into 2025.

- b) For our size creek/drain, the Drain Commission would be looking to clean along one side of the creek and do a complete cleanout of the vee of the drain.
- 3. Bridges in Common Area
  - a) Three of the bridges are in bad shape. The steel seems to be in good shape and can still be used. The wood would need to be replaced.

D. One-time Special Assessment for Capital Improvement vote

- 1. This is allowable by our By-Laws with a 2/3 vote. Funds will be used to cut down dangerous trees and repair bridges.

**VII. OLD BUSINESS**

Motion by Michelle Jaworski to approve the 2022 Budget as presented. Motion seconded by Dawn Perry. Motion carried.

**VIII. NEW BUSINESS**

- A. The 2023 projected budget was presented by Cheryl Griffin. HOA annual dues were due on 4/15/23. We still have many outstanding dues at this time. Liens were placed on hold during COVID-19 but will be placed starting this year on homes that do not pay their dues as required by the HOA By-Laws. Dues can be paid by check or electronically. When paid electronically, the resident is charged a \$3.50 processing fee, but this eliminates any administrative banking cost to the HOA. It is PCI-compliant and very convenient. Motion by Michelle Jaworski to approve the 2023 Budget as presented. Motion seconded by Nick Berry. Motion carried.
  
- B. A list went around for residents to sign up to help inspect the grounds and trees in the Common Area. Nick Berry and Brian Marciniak will be in charge of bringing the findings back to the board for scheduling a Special Assessment for Capital Improvements vote. A motion was made by Michelle Jaworski to postpone the vote for the one-time special assessment for capital improvement until this inspection could happen and the HOA board can receive quotes for tree services as needed. Motion seconded by Nick Berry.

C. A motion was made by Michelle Jaworski to approve officers and board members as presented. Motion seconded by Charlie Emmenecker. Motion carried.

D. Our HOA currently has a Facebook page that is underutilized. Becky Pidek made a motion to begin using this page as another mode of communication for events, needs, block parties, meetings, etc. Motion seconded by Dawn Perry. Motion carried.

1. This page is private, so if residents would like to be invited to it please send an email to the HOA email.

## **IX. NEXT MEETING DATE**

We will schedule a meeting to vote on a one-time Special Assessment for Capital Improvements not less than 30 days from today, per HOA By-Laws.

The meeting was adjourned at 7:28 PM by Michelle Jaworski.

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Becky Pidek, Secretary

April 20, 2023