

CROSSCREEKS OWNERS ASSOCIATION

2024 Annual Meeting Minutes

April 23, 2024

Minutes of the 2024 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 23, 2024.

I. CALL TO ORDER

Board member, Becky Pidek called the meeting to order at 6:04 PM.

II. ROLL CALL OF OFFICERS

Officers present are as follows:

Becky Pidek, President
Cheryl Griffin, Treasurer (arrived late)

Board members absent are as follows:

Nick Berry, Vice President
Dan Amos, Board Member
Scott Majoros, Board Member
Brian Marciniak, Board Member
Ashley Scrivner, Board Member

III. INTRODUCTION TO MEMBERS & APPROVAL OF THE MEETING MINUTES FROM APRIL 20, 2023, AND APRIL 23, 2024 AGENDA

Becky Pidek introduced herself to the members present at the meeting. Then a motion was made to approve the meeting minutes as presented for the April 20, 2023 annual meeting. Motion was seconded by Bill Ray. Motion carried.

October's Special Assessment meeting minutes aren't available this evening, so we'll wait to approve those until the next meeting.

A motion was made to approve the agenda as presented for the April 23, 2024, annual meeting. Motion seconded by Megan Bush. Motion carried.

IV. FINANCIAL REPORT

Becky Pidek gave the treasurer's report.

2023 Beginning Balance	\$2,077.14
2023 Ending Balance	\$403.42
Income from Dues (FINAL):	\$3,129.55
<i>Income from Past Dues (FINAL):</i>	<i>\$114.50</i>
2023 Operating Expenses (FINAL):	\$4,917.77
<i>Banking Fees: \$86.76</i>	
<i>Common Area Grass Mowing: \$2,700.00</i>	
<i>Attorney Fees: \$1,500.00</i>	
<i>State Farm Insurance: \$516.00</i>	
<i>HOA Michigan Registry: \$95.00</i>	
<i>Office Supplies: \$20.01</i>	
2024 Income from Dues (based on 58 homes) <i>ESTIMATED</i> :	\$3,522.92
Income from Past Dues (<i>ESTIMATED</i>):	\$591.03
2024 Operating Expenses (<i>ESTIMATED</i>):	\$3,527.00
<i>Banking Fees: \$45.00</i>	
<i>Tree Removal/Common Area Grass Mowing: \$2,500.00</i>	
<i>Attorney Fees: \$350.00</i>	
<i>Lien/Lien Release Fees: \$60.00</i>	
<i>State Farm Insurance: \$552.00</i>	
<i>HOA Michigan Registry: \$20.00</i>	
<i>Office Supplies:</i>	
2024 Ending Balance (<i>ESTIMATED</i>):	\$990.37
2024 Dues Income <i>Received to Date</i> :	\$1,995.95
TOTAL Dues Income <i>Received to Date</i> :	\$2,537.05
<i>(includes past dues, lien fees, online bank fees, etc.)</i>	
Account Balance as of 4/22/24	\$2,673.17

V. PRESIDENTS'S REPORT & ITEMS TO DISCUSS

Becky Pidek gave the president's report.

A. 2024 Projected Budget

1. Currently owe the Attorney \$350 over what was paid for the retainer for the pending lawsuit that we're still unsure of the status. The homeowner did have an insurance claim paid out to them by the HOA liability insurance for property damage last week totaling \$4,150 to recoup what they had already paid for repairs and damages.
2. Per our State Farm agent, our policy premium is likely to increase due to losing the claim-free discount.
3. Grass cutting of the Common Area – 3 quotes received
 - a) Albert Hilt (current contractor) quoted \$225/cut for 12-14 cuts coming in at \$2,700 - \$3,150 for the season
 - b) Sargent Lawn Service quoted \$350/cut for 12 cuts coming in at \$4,200 for the season
 - c) Isabella Puccetti / Charles Emmenecker (Lot 44) quoted \$2,500 for the season, to cut every week while grass was in growing season and as needed until leaves finished dropping and no fertilizer to be used in the area
 - (1) Will obtain liability rider on his own homeowner's insurance to cover both himself and Isabella and have on file with HOA prior to mowing
 - (2) Will sign a contract and an HOA liability waiver

Motion made by Bill Ray to hire Isabella Puccetti / Charles Emmenecker. Motion seconded by Kristen Flores. Members present at the meeting voted to approve this contract:

YAYS: 8 NAYS: 2

Contract Approved for Isabella Puccetti / Charles Emmenecker for lawn mowing for the 2024 season.

4. Lot 21 homeowner with multiple years of unpaid dues and 2 outstanding liens on the property is now current on all dues. This is reflected in the 2024 TOTAL Dues income received to date on the proposed budget.
5. We do have a couple of other homeowners who haven't paid dues for at least 2 years that I plan to personally reach out to before taking any further action.
6. Updates are needed to the signors on the HOA bank account
 - a) Michelle Jaworski and Chris Lamprecht shall be removed
 - b) Becky Pidek to be added
 - c) Cheryl Griffin will remain on the account

Motion made by Becky Pidek to approve this change. Motion seconded by Kristen Flores.
Motion carried.

B. Board Updates & Voting

1. Michelle Jaworski resigned effective 3/20/24. At that time the Board appointed Becky Pidek as Board President, as she was already training with Michelle to take over the position.
2. Nick Berry wishes to remain in the Vice President role and continue to be active doing groundskeeping and maintenance within the Common Area. Per Agenda item D, he is going to be ½ of the Head of our new Ongoing Groundskeeping & Maintenance Committee.
3. Cheryl Griffin wishes to continue her role as Board Treasurer.
4. Becky spoke with each Board of Directors prior to the meeting and they each wish to remain on the Board at this time. Both Brian and Scott are interested in helping to clean up the Common area as well.
5. The Secretary position is once again an open seat. Tiffany Semple had previously voiced an interest in filling this. Becky will reach out to her this week to verify and the Board will vote on adding her following the annual meeting.
6. At this time there have been no other nominations.

Motion made by Becky Pidek to approve the Board as follows:

President: Becky Pidek
Vice President: Nick Berry
Treasurer: Cheryl Griffin
Secretary: OPEN SEAT
Board of Directors: Dan Amos
Scott Majoros
Brian Marciniak
Ashley Scrivner

Members at the meeting voted to approve the Board as presented:

YAYs: 10

NAYs: 0

Proxy Votes:

YAYs:

10

NAYs: 1

Board Approved as presented for 2024.

C. Association Spring Clean Up

1. The Common Area desperately needs tending to. Nick Berry as well as others have spent time recently cleaning but there's still much to be done. Thank you very much!

2. We're going to schedule a clean-up of the areas in and around the creeks and the Common Area field, including the various access walkways for the next few weeks. Becky will check with Nick to get an ideal date from him and reach out to homeowners!
 - a) Mowing can't be done with the big branches, trash, overgrown shrubs/branches/vines/etc. that are currently in the Common Area. This includes the access walkway between the homes beside the Crosscreeks Apartments, that has been maintained by the apartment lawn maintenance crew as long as the area is clean of the aforementioned debris.
 - b) While we're out doing Spring Clean Up we can reassess the need to revisit a potential Special Assessment to address ongoing issues with trees.

D. Formation of an Ongoing Groundskeeping & Maintenance Committee

1. This Committee would operate on an ongoing basis from spring through the end of Fall. The Board is looking for 2 supervisors and 3-5 people for each team. **Nick Berry was nominated to be 1 of these supervisors.**
2. Each team will alternate weeks of walking the field, walkways, and Common Areas along the creeks removing trash, sticks, branches, and other obstructions from those areas.
3. Sticks, branches, and other tree debris may be placed in the burn pit in the Common Area field. Trash and other non-burnable material should be disposed of properly. If you need assistance with where to dispose of it you can contact Becky Pidek.
4. Any larger obstructions or issues that could potentially cause property damage or personal injury if not addressed should be brought to the attention of a Board member as soon as possible.

List of Members Interested in being a part of this Committee:

Bryan Jelinger

Kristen Flores

Charlie Emmenecker

Joe Bush

James Fisher

Joe Poore

Becky Pidek

Also, check with Brian Marciniak & Scott Majoros

E. Website & Facebook Update

1. There is a website that is nearing completion. Becky will update everyone once it's complete, but it should be done within the next week or so! Make sure to bookmark the site!!
2. This will be your new GO-TO for updates on urgent happenings, events, digital copies of the governing documents, meeting minutes, financials, a place to connect with the Board, pay your annual dues, and even connect with other homeowner within the Association
3. **The website address is <https://crosscreekshoa.org>**
4. There is a Facebook page as well, but it is private. It was formed by a previous Board member, however some of the current Board does have administrative access. Please let us know if you would like to be added to the page!

F. Updated Contact Information

1. If you have recently moved into the HOA, updated your contact information, or have never shared your contact information with us please be sure to do so! We would like to be able to communicate more frequently with homeowners on what's going on within the Association.
2. You'll start to notice new forms of communication around the neighborhood, like the signs for the annual meeting that were placed at the entrance of all the culdesacs last week.
3. We would also like to bring back some of the HOA community events so that our neighbors can get to know one another. If you would like to chair an event or have an idea about an event we could have let one of your Board members know!
4. Becky will soon have an HOA-specific locked mailbox next to her side garage door for anyone to drop off stuff they wouldn't otherwise feel comfortable leaving in an unattended mailbox. Her address is 7670 Coventry Drive.

VI. OPEN FORUM

A few of the homeowners present still have concerns about the trees in the Common Area and those that have fallen into the creeks. Becky explained that per our Bylaws, we have to have a $\frac{2}{3}$ quorum of yes votes in order to pass a Special Assessment, and because that did not happen at our October meeting we were unable to proceed. There is continued interest in pursuing a Special Assessment, with more communication as to what's going on in the process.

There was also discussion about increasing annual dues. This is only possible with a change in our Bylaws. Our current Bylaws state that we can increase our annual dues by 3%, but this change hasn't kept up with the amount of inflation over the past decades since our HOA was

formed. Becky is going to speak with a local attorney who specializes in HOA and Bylaws practice, Jessica Pienta, about reviewing and updating the current Association Bylaws.

Many homeowners have seen an increase in dog poop being left in the Common Area field, along the creeks, in the grassy circles of the culdesacs, and in their yards. Please be courteous and clean up after your dogs. Also, remember that the township does require that your dogs be on a leash at all times.

Bill Ray and Charlie Emmenecker have a petition going around on the Coventry Drive side of the HOA that is for the repair of roads in Covered Bridge Estates (the subdivision the homeowners on Coventry must enter into to get to their homes). There was much conversation about whether our entire HOA could be added to that petition because all the roads need attention. The current petition included 128 homes, but adding the entirety of the HOA would bring that number to 168. Bill Ray is going to look into this and let us know.

The meeting was adjourned at 7:32 PM by Becky Pidek.

Becky Pidek, President

April 23, 2024