



May 31, 2017

To: Board Members, Members at Large

From: Jeff Duperon, Secretary, Cumberland Woods HOA

Subject: Meeting Minutes, from 5/23/17 HOA General Meeting, 7:00 PM

Attendees: Jeff Duperon, Mitch Yencha, Greg Wolf, Matt Pearson, 18 Home Owners.

**Meeting Items:**

7:04 PM Call to Order. Adjourned at 8:18 PM.

Discussed Block Party: Budget of 3.5K, need Chair by 6/15. Board knows of 4 or 5 people that will be on committee, but not lead it. A volunteer agreed to Chair: Rob Brumer, [rbrumer1@gmail.com](mailto:rbrumer1@gmail.com), (810) 543-1730. We will send contact info to him for those that offered to be on the committee.

Discussed By-Laws Violations. Streets split by board member for enforcement. Members seemed to receive intention of enforcement well.

Discussed complaints of fence violations notices and received. Will be addressed this summer.

Discussed Sprinkler damage from 2016 Road work. Board has decided to repair a board cost. Contact Mitch if your property was damaged. Need to add to budget.

Reviewed Budget – need to add QB, QB set-up and Sprinkler work to 2017/18 budget. Some concern about surplus getting higher and higher. Need to look at in future budgets to see if time to adjust.



Lawncare and Snow Removal discussed: Matt will be negotiating new contract by Oct 1 (current expiration).

Discussed problems found along property lines. Not sure where line is. Recommended to go to Google Placement to show property lines and from survey form purchase of property.

Discussed prohibition to impact common areas unless dangerous condition.

Discussed that Irrigation seems to be too much. We need to better control so it is not too much.

Discussed Mail Box Program. Will be completed over next 3 years. Replacement, not repair. Will hire replacement. Will include isolators to keep hardware separate to prevent galvanic corrosion.

By-law Committee – working to update to new laws, fully filled HOA, green allowances, material updates, etc... To include language limiting number of rentals. Encouraged input from home owners.

Discussed road work outside and inside addition. Information available on the City of Rochester Hills website for 2017, 2018, and 2019 work.

Discussed parking problem where 2 cars are parked in same area on opposite sides of street. Exploring putting signs up to control parking on only one side of street.

Library Box suggested for HOA. Matt will contact Cumberland Hills about theirs to learn more.



Webmaster \$175 Stipend announced along with Board Members paying no dues if they serve for 1 full year.

Election: Ron Konicov elected as Director for 1-year term. With Majority of vote by verbal yeas.

Election: Dan Turnas elected as Treasurer for 2-year term. With Majority of vote by verbal yeas.

Schedule of Board Meetings:

Meeting Time: 7:30 PM

Meeting Day: Monday

Meeting Location: McDonalds at the corner of Auburn and Rochester Rd.

August 7, 2017

October 2, 2017

December 4, 2017

February 5, 2017

April 2, 2017

TBD – General HOA, May '17

By Jeff Duperon, 5/31/17, *Jeff Duperon*