



May 3, 2018, 2018

To: Board Members, Members at Large

From: Jeff Duperon, Secretary, Cumberland Woods HOA

Subject: Meeting Minutes, from 4/25/18 General Meeting, 7:00 PM

Attendees: Jeff Duperon, Ron Konicov, Matt Pearson, and Mitch Yencha. 16 members attended.

Meeting Items:

1. Call to Order at 7:00 PM and meeting close at approx. 8:11 PM.
2. President's Report – From Mitch Yencha
 - a. The board intends to enforce adherence to by-laws and protocols established for yards. Many have significant non-violations – ran out of summer last year for some and these will be picked up right away now that it is spring.
 - b. Reviewed general meeting agenda.
3. Vice-President's Report – Matt Pearson
 - a. He is working on repairing grass damage caused by snow plows.
 - b. Discussed mailbox program and identified needs in the associations – in particular a set of mailboxes that have been hit several times at 723/726/729 Elmwood. Leaning and mailboxes damaged. Matt has 6 and a post in our new storage locker that will have all HOA material in it.
 - c. New Storage unit is near M-59 and Crooks Rd.
 - d. Discussed that his wife, Mala Pearson, has graciously offered to run the block party this year. Jackie will be on the committee.
 - e. Discussed Capital Project for new light poles for 2 buss stops that are dark when the kids are at it for much of the school year – to enhance safety – exact location for both not confirmed. Member advised the need to insure buy in of homeowners in the area – especially those whose easement would contain it.



4. Treasurer's Report – From Jeff Duperon

- a. 4/12/18 Checking Balance = \$45,039.73. Saving Balance = \$15,004.23. Note this includes the early payments received for 2018/9 Fiscal Year.
- b. Outstanding Dues/Liens: Total of 4: \$235.00, \$235.00, and 295.00 added in 2nd lien on 1 a property that already has a \$175.00 lien. Total is 940.00.
- c. All installment payment arrangements (2 were present) are now paid in full and discontinued. Full dues will be due on time.
- d. New PO Box is in place and is being checked every 2 weeks.
- e. Polly Fernandez was hired last year to do the day to day book keeping responsibility as Treasurer resigned. Cost is 625/qtr. Recommended that new agreement be put in place by new board for at least first 6 months. Thanked Polly for stepping in and doing a great job.
- f. Budget for 2018/19 is \$35,042. Projection is that this will exceed operating income by 6,517.00. Mostly due to 8.5K capital programs and the 3.5K budget for the block party – we have a chairperson.
- g. Board members that served a full year will have 2018/19 dues waived while new members will pay in full and a check will be written to them after serving a full year.

5. Secretaries Report – From Jeff Duperon

- a. Discussed Polly Fernandez Contract. \$625.00 per quarter. It worked well. Treasurer position, if her contract was renewed would be to act as a voting board member and liaison between board and Polly.
- b. Block Party does have volunteer to run it, Mala Pearson. Jackie also volunteered to be on the committee and Jeff Duperon mentioned that Jenny Duperon also offered to be on the committee. Need 2 or 3 more committee members.
- c. Discussed intention of contact info format on invoices. Stressed the importance for all to fill out and send with payment of annual dues.

6. New Business:

- a. Discussed significant increase in road noise. Discussed ways to mitigate: trees, noise wall, etc... Discussed that a 'tunnel' was in that area and may be amplifying it. New Board will organize such that an HOA petition and request will be made to City Counsel for abatement.



- b. Discussed bad condition of many easement grass – Mitch believes it is from the city-planted trees and their roots.
- c. Discussed construction at corner of Auburn and Livernois. Wondering if new business / build coming with road construction at corner. It appears to all be related to the Mosque's large new community center and 2nd entrance on Livernois road. Board can confirm with City.
- d. Discussed next road work and what it would look like on Livernois road. It is believed to be a 3 lane rd. coming with a center lane – includes widening M—59 Bridge. Board can confirm with city, including if 2019 time frame.
- e. Discussed debris in ditch at entrance – Matt had spotted it and had it cleaned up just a few days before.
- f. Discussed need to update By-laws from those needed before houses were built. Need committee to take them on.

7. Elections were held:

- a. Open Director, 1-year term. Dave Schaffer nominated. Jeff Duperon made motion, 2nd by Matt Pearson. Unanimous approval.
- b. Open President, 2-year term. Mitch Yencha re-nominated. Jeff Duperon made motion, 2nd by Matt Pearson. Unanimous approval.
- c. Open Vice-President, 2-year term. Matt Pearson re-nominated. Mitch Yencha made motion, 2nd by Jeff Duperon. Unanimous approval.
- d. Open Secretary, 2-year term. Chris Oakley was nominated via phone with his wife. Jeff Duperon make motion, 2nd by Mitch Yencha. Unanimous approval.
- e. Open Treasurer, 2-year term. AC Talwar nominated. Matt Pearson make motion, 2nd by Jeff Duperon. Unanimous approval.

8. Jeff Duperon will arrange transition meeting between old and new board. Board Members leaving should bring their binders to pass on.

By Jeff Duperon, 5/14/18, *Jeff Duperon*