

Cherry Grove Condominium Association
Annual Association Meeting Minutes
June 23, 2009

UNAPPROVED

Canton Public Library
1200 S. Canton Center Road
Canton, MI 48188

Call to Order: President T. Jobbitt called the meeting to order at 7:00 pm in the Canton Public Library. The current Board members introduced themselves. T. Jobbitt introduced and thanked Herriman & Associates, Inc. H. Haratsaris, Manager, Nicole Tetreau and V. DeSautel, taking the meeting minutes. Also present Mark Makower, attorney with Dickinson Wright, PLLC.

Two new co-owners introduced themselves.

Determination of Quorum: H. Haratsaris announced that a quorum had been attained (in attendance or by proxy; 35% are needed for a quorum).

Statement of Notice of Meeting: H. Haratsaris stated first meeting notice went out on May 22, 2009 and the second notice for meeting was mailed on June 9, 2009.

Approval of Last Annual Minutes Meeting: T. Leagon motioned to approve the meeting minutes from the 2008 annual meeting, (no name given) seconded; unanimously approved.

Presidents Report:

- Developer Settlement:
 - Received signed agreement on March 19, 2008
 - Copy mailed to all co-owners on April 24, 2008
 - Consolidated Master Deed and Bylaws are currently being worked on
 - Collected \$80,000 on October 11, 2008 and allocated to the Reserve fund
- Downspout drainage:
 - Glens units completed in 2008
 - Village units 1/3 completed in 2009 and remaining units to be completed in 2010 and 2011
- Goals:
 - Encourage co-owner meeting attendance: Board meetings are scheduled for the third Tuesday of each month except August and December and are held at Waltonwood Senior Living Center located at Cherry Hill and Lilley Roads beginning at 6:30 p.m. All regular meetings of the Board are open to co-owners comments scheduled at the beginning of the meeting.
 - Control expenses while maintaining service
 - Adhere to Condominium documents: Cherry Grove Condominium Association is a Michigan not-for-profit corporation. The Association and the Board of Directors are bound by Federal, State and local laws as well as the Master Deed and Bylaws.
 - Monitor quality of life in Association: diversity, common goals and objectives both short and long term
 - Encourage greater co-owner participation: join a committee, volunteer to assist with a committee project
 - Cherry Grove website: Herriman.net/cherry_grove

- Implement Reserve Study
 - This was finalized in 2008 to project the Association’s physical and financial needs for future major maintenance repairs and replacements.
 - Funding of reserve is in progress
 - Provides adequate reserve funds improves the resale of each unit
- Projects in progress:
 - 2009 painting in Phases II and III Village consisting of 22 units (4 buildings – 30, 45, 46 and 47)
- Clean up cost to the Association between \$3,000 and \$5,000 per year for the maintenance to pick up trash. Please try and bundle your garbage and recycle’s so they don’t blow around the neighborhood. Negative flyers were passed out prior to the meeting which are blowing around the grounds. The person responsible will be charged for the cleanup time.
- Pets: \$25.00 annual Association dog registration

Financial Report: Current year to date as of April 30, 2009

Total assets	\$408,080
Total liabilities	\$ 50,522

- Significant negative variances year to date:

Building repairs	\$7,344
Snow/ice dam removal	\$2,448
Porch step repairs	\$6,740

- Income Statement: calendar year 2008 – unaudited: \$538,156 which includes monthly assessments, interest, late charges and miscellaneous
- Income Statement: calendar year 2008 – unaudited: \$502,138 which includes administrative, buildings and grounds, utilities and reserves

Committee Reports: VOLUNTEERS ALWAYS WELCOME AND NEEDED

- Architectural Controls & Landscaping: James Haralson
 - Fall and spring clean ups
 - Quarterly news sheet
 - Bright colored fancy facts sheet
 - Carriage lighting maintenance system
 - Forest preserve
 - Maintenance issues
 - Architectural controls issues “walk-throughs”
 - Entryway spring flower plantings
 - Co-owner information using portable sign
 - Supporting the Board of Directors
- Social: garage sale held June 11, 12 and 13th

Recognitions:

- Board of Directors

President	Terry Jobbitt
Vice President	Neal Koenig
Secretary	Jim Haralson
Treasurer	Mary Patalidis
Director	Jennifer Latham

- Architectural Controls and Landscape

Khalid Khattab	Jim Haralson
Renee Montrey	Larry Bates
Dominique Patalidis	Linda Haralson
Mary Patalidis	

- Special Volunteers

Art Chen	Denise Fedorko
Kathleen Kotula	Roxie Lowe
Brian Lowe	

Appointment of Inspector(s) of Election: Brian Lowe and Angela Rosur

Elections:

There are five (5) open positions for election; Three (3) for a two year term and two (2) for a one year term. Nominations on the ballot: James Fedorko, Jim Haralson, Terry Jobbitt, Neal Koenig, Jennifer Latham, Thomas Leagon, Mary Patalidis. Nominations from the floor: William Pringle, Eileen Gullick and Khalil Moussa.

Open Discussion:

- (Lowe): Trim shrubs around air conditioner units. The Board will look into having this done.
- (Luberski): Renters vs. Co-owners: affects the prices of homes. M. Makower: rental restrictions can cause problems because selling is hard now. Above 30% rental rate hurts community. Community can draw the line at a limit but the bylaws need to be changed. Mortgage companies cannot raise percentage rates due to amount of renters but they can decline the mortgage. Currently Cherry Grove is just under 20% of rentals.
- (Creekmore): Current foreclose rate at Cherry Grove? Unknown
- (Gullick): asked for a show of hands from present co-owners if they had damage to their mailboxes due to her sticking duct tape on them. No hands rose.
- (Dalvi): Deck/balcony project: contract has been let. Currently the basic bid is \$1,600 but this is not the total. Beam wraps have been checked. Some units do not have proper flashing. Engineers have checked the beams. Glen's units build their own deck and the co-owners have 100% responsibility.
- (Judge): Beams delaminating should not occur. Were other alternatives looked into? This has been a five year ongoing problem. Competitive bids were received. Co-owners feel the bids should be provided to home owners that are in the business; there is no conflict of interest. M. Makower – the bidding process is fair and the Association may contract with co-owners if they qualify.

No names given:

- Pond servicing: taking care of the pond and it is regulated by a government agency.
- Garage sale: ran too many days. Next year the committee can change and do however many they wish.
- Nails from the roofing are all over the lawn.
- Recycle bins needs lids. A co-owner mentioned for \$6.00 you can go to the Township and purchase a new bin which is deeper and if you don't fill the bin over the line, the items will not blow around the grounds.
- Trash blows around because the garbage men throw the cans.
- Partial roof replacements were done three to four months ago on the Village units because there were a number of leaks due to the extreme cold.

Sponsors/Door Prizes: Sunrize Irrigation, Herriman & Associates, Inc. Master Craft Coating and Dry Basement.

Results from Board Election: Jennifer Latham, Thomas Leagon, Mary Patalidis, William Pringle and Khalil Moussa.

Adjournment:

There being no further business, J. Latham motioned to adjourn the meeting at 8:35 p.m., T. Leagon seconded, unanimously approved.

Respectfully submitted,

Vicki DeSautel,
Recording Secretary

Approved on: _____

President

Secretary