

#80-A Pinecrest Subdivision Association Annual Meeting (4-14-10)

Attendance: The Pinecrest Board: Mark Eveningred, Cathy Ricci, and 14 Pinecrest homeowner members.

Absent: Board member, Phil Schwan (excused due to recent surgery)

Location: Macomb-Clinton Library, North Branch

Time: 7:33 p.m. to 8:34 p.m.

The Association's Annual Meeting with the homeowners of Pinecrest Subdivision was called to order at 7:33 p.m. by the Board President, Mark Eveningred.

Being that it was a great spring day, one of the warmest, attendance was low.

Mark reported that the meeting minutes are posted on the web. Mark gave a synopsis on the items of the last Annual Meeting, (4-01-09). Motion to accept as posted and read by Cathy, seconded by Mr. Pearce. Motion passed.

Mark reviewed information regarding the wetlands, conservation area, and the storm water retention and sedimentation control basin, (aka "ponds"). A discussion followed with questions from the homeowners. Those living near the area had complaints regarding the use of this area as a recreational sport area. Some people are using snowmobiles, ATVs, dirt bikes, and small power water crafts. This is not permitted. It is a nature conservation area only. Because this is a gray area as to who owns this area and is responsible, the Association carries insurance. The (DEQ), Michigan Department of Environmental Quality does not have firm rules available, and will not commit to answering all questions. Some neighbors do use it for catch and release fishing. It being a storm basin, there's not many fish. However, our resident wild life there do enjoy the fish. If you have problems around your home, you can call the **Township Code Enforcement Office- phone # 992-0710, ext. 295. or call the Macomb County Sherriff's Office- (586) 469-5151.**

Mark also spoke with a Township engineer, who said nothing will be done about dredging the basins until problems / or flooding occurs. No new inspection has been scheduled. He will continue to keep-up-to-date on the basin's progress.

Treasurer's Report:

Mark presented the financial statement and 2010 budget as per the handout for all who attended the meeting. This report is the same one included in the Pinecrest Post, newsletter, sent to all the homeowners in February, and is available on the Pinecrest web site. The budget is only an estimate of how the funds for the year will be spent, this varies from year to year.

The current bank balance as of 4-14-09 is \$66,510.61. We have increased our bank account by about \$6,000.00 per year as a savings in the pond dredging fund, by staying on a good budget. **For 2009, only 1 delinquent account** remains in collection. This year again, the Board extended the assessment/dues due date to March 30, 2010,

(a 90 day grace period from the covenant date) in order to give homeowners more time to make their payment after the holidays.

As of this date, for **2010, 184 homeowners have paid** their association dues for a total of \$20,240.00 and \$50.00 in late fees, **and 11 homes are still outstanding.**

Collection will continue until all accounts are current. The collection process is a slow one. Some homeowners have moved and are leasing their Pinecrest home at present. However, many do not leave a forwarding address and it is often difficult to make contact with them in order to collect the dues. Some throw away the newsletter with the dues billing notice and say I never got a bill from the Association. Some are just late every year, or want their check picked up at their home.

In 2005, 2006, 2007, and 2008 payments were very slow coming in. A large amount of delinquent notices were sent out. Several liens were placed. All past liens have now been paid and discharged. Accounts that require legal assistance go to the Association's attorney.

Mr. Bahri was unhappy, and commented that the legal expenses for **2008** were too high, at \$1,247.50. He suggested we get a new lawyer or do all the lien work ourselves. However, the Association recovered \$995.00 in legal reimbursements in 2008 and \$60.00 in 2009 for the remaining 2008 late account. Thus making the amount only \$192.50 paid to the attorney for a year's work. In **2009**, legal expenses were \$325.00 and \$325.00 was recovered. Cathy, working with the attorney and a legal para pro has gotten all the Association's money collected. At present, there are no liens or foreclosures. All in all, 2009 was our better year.

Architectural Committee Report:

There has been no new electrical work, only normal repairs and bulb replacements.

New quotes are coming in for underground boring and running a new electrical line; and new lighting fixtures to illuminate the front entry signs (because the old ones are out-dated and have broken parts.) New lights will be better and more cost efficient, then replacing bulbs all the time. We have had many headaches with our electrical problems, but our goal is to get it all working better. From the get-go in (2000) things were not wired properly up front and it has taken some time to straighten matters out. Electrical is one of our most costly expenses. Had our sub been set up right, we would not have had so much trouble.

At last year's meeting, the membership agreed to putting in new sign inserts on the entry wall, to enhance our 22 Mile Road entrance. Last July the project was completed. We no longer have letters ripped off. And this is less expensive to maintain.

Several homeowner at the meeting agreed that it looks nicer now.

*Also the rock project the membership agreed on was completed last summer. The edges of dying grass on the islands were removed and decorative rocks were installed. All trees, bushes, plants, and flowers remained the same.

Now that the rocks have settled the metal edging can be repainted, and freshen up.

No one had a problem with this adjustment for 2010. The Summer annual flowers will be planted when weather is permitting.

As always, the Association is looking for new contacts for service maintenance contracts, so let us know if you have a company who is good.

Everyone was reminded to get your "stuff" ready for the **Annual Neighborhood Garage/ Yard Sale Days: Thursday, April 29th, Friday, April 30th. and Saturday, May 1st..**

Mark asked for volunteer candidates who would be interested in joining the Board /Committees to come forward or meet after the meeting to discuss filling a position on the Board and Committees. If volunteers do not assist the Association, then it is possible Pinecrest Sub. will have to go to management company to run it, like Beacon Square Sub.; and this will be more costly.

At that time, Mr. Robert Byrum shouted out that we should hire a management company no matter what the cost is or just dissolve the Association. Many of the homeowners were not in favor of this action and felt it should be investigated further. As this was discussed, he continued to make accusations against Cathy, personally, that she was the one causing problems.

He complained that he was mistreated and did not get to vote as he liked on a project. On the board meeting in question,(8-18-09) Mr Byrum did not attend the meeting. The remaining Board members,& via phone conference, agreed (3 yes, 1 absent) that the project should go ahead as per the (2009) April meeting.* see above at the Architectural Report. Mr. Byrum wanted the entire island to be covered over with rocks like Beacon Square's corner at 21 Mile Road, he was not happy this was not chosen.

Mr. Byrum continued to verbally attack Cathy through-out the meeting ,so loudly that the Librarian had to come to the doors to see what was the matter. This was an uncalled for disturbance to the meeting. Many in attendance decided to leave early, not much business was accomplished after that. (Who would want to join the Board /Committee and be screamed at in public in front of your neighbors?) Obviously, no new volunteers joined at this meeting. (Anyone interested?)

What a way to thank Cathy for the thousands of hours of free service time she has given to help Pinecrest Sub.

This meeting started out with good news, that we are sound financially and getting projects done; but it sure ended on a sour note after the disturbance by a disgruntled committee member.

There were no new items of interest presented. (I think everyone was afraid to ask anything, so it kind of just ended)

Motion to adjourn the meeting made by Mark and seconded by Cathy. Motion passed.

The meeting adjourned at 8:34 p.m.