

#58-A Pinecrest Subdivision Association Homeowners Meeting (10-09-07)

Attendance: Mark Eveningred, Phillip Schwan, Bob Byrum, Cathy Ricci and 25 homeowners .
Absent: Joseph Wasik, Brendan Dean (due to work)

Location: Clinton-Macomb Library , North Branch
Time: 7:35 p.m. to 9:00 p.m.

The Semi-Annual Homeowners Association Meeting was called to order at 7:35 P.M. by the Association President, Mark Eveningred, who gave a short speech and explained the meeting's agenda.

He highlighted some of what has been happening around the neighborhood in his **President's Report** . He reported that we had a Subdivision Garage Sale last June (along with the Beacon Square Sub) and that it was a success. However, it was suggested that we have our own sub sale earlier next year, possibly in April or May.

He also reported that the Pinecrest website (Pinecrestsub.com) is newer and up-to-date. He asked that the homeowner- members make use of the web and give their input regarding ways to help better our sub.

He talked about the retention ponds briefly and mentioned that some new plants were added. For questions regarding the wetlands contact the DEQ .

Secretary & Treasurer Reports:

Cathy read the minutes of the previous meetings April 18, 2007.

The minutes were accepted as read.

The current bank balance as of 10-09-07 is \$36,790.19. A copy of the 2007 Income and Expense Statement was passed out to all that attended the meeting for review. (A copy is attached) We are still staying in-line with the estimated budget. The expenses are thru September only; there are additional expenses yet to come. (approx. \$6,500.00 thru December).

To date, **193** homeowners have paid and only **2 homeowners have not paid**. The remaining delinquent lots were turned over to the attorney for collection letters and lien placement.

Architectural Committee:

The lighting and electrical work was discussed. A new line will be added next year to help make the holiday lighting work better. At present , it becomes over loaded and shorts out. This has been a problem for a long time. The developer did not make the correct adjustments to resolve this problem, now we need to correct it. Because of the problem we will be using less holiday lights this year.

The large Pear trees in the front island and other bushes were trimmed this summer.

If anyone has had other companies that they had hired and were satisfied with their services, Please let us know about them. We are always looking for new contacts. You could e-mail the company's information to us or send a note regarding it to the Association P.O. Box.

Snow plowing was discussed. New bids are coming in for this season's contract.

Old Business: The neighborhood watch was brought up again. New people are needed as Block Captains, etc the board will contact the sheriff's office for new information since our previous contact, Sergeant Donovan, has left that division.

New Business:

Cathy suggested we make a change in the front entry by looking into having new mason and Stone signs posted on the East and West sides of 22 Mile. (like the ones at Willow Woods Subdivision) Because a the letters being stolen from the current wall sign in the island. No one was in favor of make a change at this time, so the matter was tabled.

Open Forum:

An unhappy homeowner noted that a new letter and ballot had been mailed to their home, they had already voted NO previously and felt that this mailing was wrong. It was explained that the some homeowners did not understand the previous letter and had voted in error and want another chance to vote; so a new mailing went out. All changes require (70%) 137 yes votes by the homeowner-members of the Association in order to pass. Because only 104 members voted, more votes were needed. A discussion followed. It was decided that a mailing to all homeowners will go out on Thursday.

Motion to adjourn the meeting made by Mark, and seconded by Bob. Motion passed.
The meeting adjourned at 9:02 p.m.