

#63-A Pinecrest Subdivision Association Homwowners Meeting (4-09-08)

Attendance: Mark Eveningred , Phil Schwan, Cathy Ricci , and Bob Byrum,
and 26 homeowners & 1 visitor from another sub.

Absent: None , Joe Wasik will no longer be able to attend.

Location: Macomb-Clinton Library , North Branch

Time: 7:30 p.m. to 9:00 p.m.

The Annual Homeowners Association Meeting was called to order at 7:30 P.M. by the Association President, Mark Eveningred , who gave a short speech and explained the meeting's agenda.

Mark also reported about the problems with the intersection at 22 Mile and Romeo Plank. He asked that the homeowners from our sub send in a written complaint to the Traffic Department at the Macomb County Road Commission, 117 Grosebeck, Mt. Clemens, MI 48043. A brief discussion followed and the homeowners agreed to send letters.

He noted that positions were open for volunteer candidates. He asked for nomination from the floor. No one offered to volunteer. He asked again, but there were no nominations.

The membership present requested that the current (4 person) board remain until new member volunteers are added to the board. The board agreed to remain. A volunteer list was passed around, so those who wished to help could sign and be called in the future. The board will attempt to round up new recruits for other committee and board positions.

Mark reported that this year's neighborhood garage/yard sales would be held: Thursday, May 15, Friday, May 16, and Saturday , May 17, 2008. They are run by each individual omeowner, not the association. There are no fees , it is free to all to join in the fun activity. The association will pay for the newspaper ad, and post signs at the entry way ,as the only promotions. So mark your calendars!

Mark also discussed the Neighborhood Watch Program. He asked for volunteers to join together and contact the association either by e-mail or note to our PO Box ,or call to our voice mail box. Mark has a contact with the Sheriff's Office, who will work with us. If we receive enough help, we can get this program to work for our sub.

Mark reported that many problems in the sub can be handled by the Township Code Enforcement Office- phone # 992-0710, ext. 295.

Secretary & Treasurer Reports:

Cathy did not read the minutes of the previous meetings April 18, 2007 and October 9, 2007. The minutes were to be posted on the web (pinecrestsub.com) to save time at the meeting. Cathy explained the Income and Expense sheet for 2007 and the estimated budget for 2008. (A copy is attached.) This financial report was given to all in attendance ,as well as, included in the Pinecrest Post , that was send out to all homeowner in March, 2008. Some discussion followed regarding sign repairs and insurance.

Annual Meeting Minutes 4-09-08 continued:

The budget is only an estimate of how the funds for the year will be spent, this varies from year to year and ,of course ,does not cover unexpected repairs to the entry.
The current bank balance as of 4-09-08 is \$51,130.57.

The mail is being picked up twice a week and the dues collected are being deposited as soon as they are recorded. To date, **185** homeowners have paid and **10 homeowners have not paid. (\$20,350.00 + \$300.00 late fees)** The remaining delinquent homeowners will be turned over to the attorney for collection letters and lien placement. It was noted that two homeowners had moved out of state and that they had paid the association assessments up-to-date.

Architectural Committee:

Bob Byrum reported that we are always looking for new contacts for service maintenance contracts, so let us know if you have a company who can assist us.

If you have outside home improvements to make this year please contact the association in writing for in-ground pools, patios, additions, fences, etc. We will need a detailed description of your improvement and a copy of the permits.

Flowers and plants will be planted this summer, as well as, some replacement bushes.

Old Business: The neighborhood watch was covered in Marks report.

New Business:

The Light pole at the front entry on 22 Mile has been ordered and will be installed as soon as possible. This pole was destroyed during the winter by a hit-and-run driver with a plow. No one got a license number, so we can not collect or get them to pay for replacement.

Open Forum: Cathy suggested that adding new mason and brick signs to the East and West sides would make our sub stand out more and enhance it. Quotes and information will be obtained , because the homeowners present showed interest in have new signs.

Motion to adjourn the meeting made by Mark and seconded by Bob. Motion passed.
The meeting adjourned at 9:00 p.m.