

**#72 Pinecrest Subdivision Association Board Meeting 4-1-09**

Attendance: Mark Eveningred, Phil Schwan, Bob Byrum, Cathy and Dan Ricci

Absent: none

Location: North Macomb Library

Time: 7:02 p.m. to 7:31 p.m.

Minutes of the **3-25-09** meetings were read and approved. Motion to accept the minutes as presented by Mark and seconded by Phil. Motion passed.

**Treasurer's Report:**

**Bank balance as of 3-25-09:** **\$54,129.62**

**Deposits:**

3-30-09	(11 lot paid.)	+	1,210.00
3-31-09	(13 lots paid)	+	1,430 00
4-01-09	(7 lots paid)	+	770.00

**(Total Deposits: (31 lots pd.), \$3,410.00)**

**Checks paid out-**

NONE

**(Total Expenses: -\$00.00)**

**Ending balance as of 4-01-09** **\$57,539.62**

**Lot# 167, 48194 Lamplighter Trail:** For sale, but no current information on a buyer.

**Lot# 163, 19251 Crabtree:** Talked with a GMAC Realty representative today, and a check is in the mail for **\$430.14**; so we can clear the **Crabtree account** and release the lien.

Our attorney will draft and send a discharge of lien on this property.

As of this date, for **2009, 168** homeowners have paid for a total of **\$18,540.00** and **27 remain uncollected**. Cathy will continue to work with our attorney on the delinquent accounts. The 2009 dues collection report will be posted monthly. First Late notices will be sent out with a **\$25.00 late fee on April 4th**.

**Architectural Committee:**

**Bob** will continue to obtain information for new maintenance contracts for services as needed.

A short discussion followed on current quotes. The board all agreed to have **Grosse Pointe Landscaping, Inc.** do the **weekly** lawn cutting & Bi-weekly edging, trim for **\$25.00 per cutting**. Bob also obtained a quote from them to do **flower planting at \$25.00 per flat**.

We will contact them later regarding the type and quantity of flowers needed for a quote.

The board discussed removing the damaged grass that edges the two islands of the front entry boulevard and replacing it with decorative landscaping rocks. (All flower beds, bushes, and plants will remain as is) Bob obtained samples of rocks for the board to view from Phoenix Stone Co. Bob will request additional information from Phoenix on materials and delivery costs. He will also get a quote from GP Landscaping for grass removal costs and spreading the rocks in the island for the next meeting. Spring clean up, mulch, and bush trimming – Tabled.

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**Old Business:**

**Electrical work:** Discussed and tabled until more information is obtained, and better weather.

**New Signs:** The Board reviewed the information regarding a new insert for the island sign. And Dan presented pictures of neighboring subdivisions types of signs, as samples of what we could use. The board decided to present this to the homeowners at the Annual Meeting for their input.

**List of Homes For Sale or Vacant:** Phil will work on a new monthly follow-up list of homes for sale or vacant, so the Board can review the status of the neighborhood.

Currently: **2 are leased** (that we know of) **and paid, 8 homes have sold and 5 new homeowners have paid** their dues for 2009 and we have new names on file. There are **2 homes for sale.** ( 1 is a bank foreclosure /w lien that is vacant ,and 1 paid the 2009 dues, but still live in the home.) We have 4 homeowners that moved out. No correspondence or payment has been received. We do not know who owns those properties at this time.

**New Business:**

Annual Homeowners Meeting Agenda reviewed by Board and Committee Members. Agenda accepted by all as presented. **Mark** will present agenda and give report to homeowner members at Annual Meeting.

**Current Voice-mails and e-mails** - None.

**Open Form & Discussion:** no new items.

**NEXT BOARD MEETING: TUESDAY, MAY 12, 2009.**

Motion to adjourn the meeting made by Mark, and seconded by Bob. Motion passed. The meeting adjourned at 7:31 p.m. ( Pinecrest Subdivision's Annual Meeting with Homeowner Members to follow immediately. )

**#72- A Pinecrest Subdivision Association Annual Meeting (4-01-09)**

Attendance: The Pinecrest Board: Mark Eveningred, Phil Schwan, Cathy Ricci, and Robert Byrum, and 31 Pinecrest homeowner members.

Absent: None of the Board.

Location: Macomb-Clinton Library, North Branch

Time: 7:32 p.m. to 8:37 p.m.

The Association's Annual Meeting with the homeowners of Pinecrest Subdivision was called to order at 7:32 p.m. by the Board President, Mark Eveningred.

Mark reported that the meeting minutes are posted on the web, and motioned to accept them as posted, and seconded by Bob. Motion passed. Mark gave a synopsis on the items of the last Annual Meeting.

He presented 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 wanted to know about grass cutting and clean up of the area. At present, we can not cut the wild grass or brush hog due to a ( DEQ ), Michigan Department of Enviromental Quality survey that is in progress. As soon as, we receive written confirmation that we can proceed in that area, then we will work on it. This area does not legally belong to the Subdivision, (it is under State of Michigan rule) and we need permission to work on it. We can, however, use volunteers to do clean-up around the area to make it nicer. Mark offered to help the homeowners with this problem and to meet with them after the meeting to further discuss it.

He also stated that the Macomb County Drain Commission can be called to assist with help on the river clean up and that will help elevate some of the water related problems. He contacted a Macomb Township engineer, who explained that it is not necessary to dredge the retention basin yet. He will continue to keep-up-to-date on the basin's progress.

Mark also addressed some other problems voiced by homeowners.

One homeowner demanded that the Board change the rule to allow above-ground swimming pools.

In regards to above ground swimming pools, the Declaration of Covenants, Easements and Restrictions for Pinecrest Subdivision states: Prohibited Structures, Section 7 (g), No permitted swimming pool shall be higher than one foot above the existing lot grade.

**No temporary or permanent above-ground pools shall be permitted. (page 15)**

The Covenant was recorded with the Register of Deeds –Macomb County, **8 /18/1999**.

This is **not** a rule made up by **this** Board of Directors. This document was created by the developer and his attorney. The Board only uses the guidelines of the Covenant to assist in maintaining the subdivision as it was originally was set up.

To make any change, it requires a vote of the membership to Amend the Covenant.

This vote requires all homeowner members to vote and requires a 70% yes vote.

Continued: #72-A, Annual Meeting, 4-1-09.

A homeowner asked what ever happened to the last amendment vote ?  
The Board attempted to make a change and sent out **four mailings** with ballots to all the membership. However, only half were returned the first time and even less were returned with each subsequent mailing. Never the amount needed to pass the amendment, so the Board decided to leave things as they are and not spend additional funds on another mailing. (Door-to-door did not work either)  
As you can see, it is very difficult to make any changes. This amendment was Tabled.

Mark asked if anyone was interested to work on An Amendment Committee?  
No one came forward. He suggested that anyone wanting to work on the committee should contact the Board.  
He also reminded everyone that they were welcome to come forward and volunteer for the Board and Committees.

#### **Treasurer Reports:**

Cathy explained that a copy of the financial report was given to all in attendance, as well as, included in the **Pinecrest Post**, that was sent out to all homeowner in February. 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 4-01-09 is \$57,539.62.

This year the Board extended the **assessment due date to March 30, 2009** ( a 90 day grace period) in order to give homeowners more time to make their payment.  
As of this date, **168** homeowners have paid their assessment/dues for **2009** for the amount of **\$18,480.00**. There are **27 delinquent** accounts to collect for **\$2,970.00**. This list is the same every year. No matter what the due date; their late.  
There are **2 homes with liens**, one has sold today and the check is coming from the Title company for full reimbursement of \$430.14 (2008 ,2009 & fees), and the other is for sale and has requested a pay off letter. We also collected a reimbursement of \$60.00 a collection letter fee, charged by our attorney, from a 2008 delinquent account. Those who have not paid will receive a notice with a \$25.00 late fee, the amount due will be **\$135.00 by April 30<sup>th</sup>**. Cathy will continue to work with our attorney to collect all accounts.

#### **Architectural Report:**

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

Due to damage, (again), to the front entry sign, it was discussed whether to repair or replace the letters. Letters cost \$250.00 each and seem to disappear quite often. We now have a mix and the colors do not match. They do not last long.

Continued: **#72-A, Annual Meeting, 4-1-09.**

Mark presented information and pictures of neighboring subdivisions' types of signs, as samples of what we could use up front at the entry. He asked for in-put from those in attendance.

Some did not feel it necessary to add new signs on the East and West sides at 22 Mile Road. Many felt that lower cost signs on posts were not adequate. The majority preferred using an etched stone insert to replace the current letters on the wall on the boulevard. The Board decided to continue to work with that idea and obtain additional quotes and options. Replacement needs to be completed as soon as possible.

One homeowner complimented on how nice the flowers were last year.

The volunteers who planted and did the flower bed work were thanked and a round of applause followed.

Mark reminded every one to get your "good stuff" ready for **this year's neighborhood garage/yard sales to be held: Thursday, May 7, Friday, May 8, and Saturday, May 9, 2009.** They are run by each individual homeowner, 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!

Due to the lack of interest and volunteers, the Neighborhood Watch Program has been discontinued. If you are interested, please contact the Association Board.

**The Association has a new phone number: (586)303-7638.**

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

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. Thank you.

Mark asked if there were any other items from the floor. None were presented.

Motion to adjourn the meeting made by Mark and seconded by Phil. Motion passed. The meeting adjourned at 8:37 p.m.