

10/17/2011
HOMEOWNERS MEETING...
All Board Members Were There...
Kim Mosey from KC Property Also Attended...

7:02 Call to Order
PRESIDENTS REPORT
Shawn Explaining Why the Meeting Was a
Month Early

7:23
Motion to Read Minutes from the Last
Homeowners Meeting in April 2012 because the
Paperwork Didn't Get Printed...

\$500 Budgeted for Community Party But Most of
it Was Paid For by Donations...

Neighborhood Watch - Putting Up Signs...
Sending For Window Stickers...
Sheriff Patrols the Sub Twice a Day...

Garage Sale Feedback was Good...
Looking at Doing a Sub Sale in the Spring and
in the Fall Instead of the 2 WeekEnds in the
Summer...

We Changed Lawn Service This Summer
• Empty Houses are Being Mowed and the Banks
are Being Billed

Falling Trees on Community Property....
Getting Quotes....

• Front Entrance Clean Up...
Budgeted \$600 for 2010 But Didn't Use It...
Planning for Next Spring...
Looking for Bids or Volunteers...

7:12 Treasurer's Report
Contracted with New Company for Snow
Removal...
Emergency Snow Removal Over 4 Inches...
and Emergency Salting for Front Entrance...
One Time Costs for Tree Removal
• Mr. _____ Suggested Using Grants
for Tree Removal But We Didn't Get a
Number for Them...

• Kamo Had a Question About Who Pays the

Electrical Bill for the Entrance Sign...
It Has Been Paid for by the City...

Kim M. Explains That the City Takes the Water
Meter

- Kim M. Explains That the City Takes the Water Meter in Fall and We Have to Pay for the Backflow Testing Every Spring When They Put It Back On...
- Home Owner Question on How to Get Budget Numbers and Forms If You Don't Have a Computer...
- Kim M. Said to Call and She Will Send Info Out...

• Question From a Home Owner...
What Does the Management Company Do...?
Kim M. Explains Neighborhood Inspections,
Handle Bill Paying, Delinquencies, Tree Problems...
She Also Goes Explain Fines on Homes and
ReCooping Money From Banks on Foreclosed
and Empty Houses...

• Kamo Asked About How Fines Are Issued and
How Much Money From Fines is Coming In...
Kamo and Vicki Have a Few Words and Kamo
Leaves the Meeting....

• A HomeOwner Expresses Concern About AT&T
and Comcast Boxes Being Left Open and Who Do
They Contact to Get this Taken Care Of...?

7:37

• Kim M. Talked About Mailboxes Being Knocked Over
Association Paid for It and the Home Owner Paid
Us Back... and
Mass Law Suit \$2500 and Notices Being Sent Out...
And Being More Agressive...

• Home Owner Talks About Fines & Forecloses Being
Sent to the Wrong House by KC Property Management
and Not Getting a Response From Calls Made to KC...

• Kim J. Talked About Our Sister Sub Using Debt Collectors
Instead of Lawyers...
and Their \$350 Dollars for Their Yearly Dues...

740

• Greg Explains Insurance Increase Because We Didn't Have
Enough to Cover Ourselves From Law Suits...
also Dues Increase to \$200 Dollars If Every Pays...

and Allowing for a 10% Delinquency to Cover Home Owners That Do Not Pay...

- Kim M. Answers Home Owner on Who's Responsible for Fixing Holes and Cracks in the Roads...

800

- Kim J. Explains Previous Board just Had Leans with Oakland County on Home Owners Who Didn't Pay Dues..

740

- Greg Explains Snow Fall Budget/All Enclusive Snow Removal
LEGAL FILING FEES...
KC Takes them to a Point / Late Notices
Them Hands Them Off to Legal...

- ADD WEB SITE FEE TO ADMINISTRATIVE FEES....

810

- Debra Motioned to Stop the Christmas Lighting...
Harry Hardy 2nd & Fonda 3rd...

815

- Greg Explains Back Flow \$150.00 Expense Every Year and \$600 for Mulch....
- \$200. For Front Signage Repair....
Shawn and His Dad Will Fix It...

822

- Home Owner / Harry Wants a Inforce Trash Cans Being Left Out Too Long...
Kim M. Says to Take a Picture of Them and Send It To Her...

834

- Shawn Explains Changing the Flex Pay Dues from 2 Months to 3 Months...
Dues Were \$110 in 2009
- Home Owner / Harry was Upset About the Dues Increase Because He is On a Fixed Income....
- A Home Owner Suggested Setting Up a Fund to Help Pay Dues for People on Fixed Incomes...

842

- Kim M. Explains How to Contact Her...
Option 5...
She Walks the Sub Doing Inspections 2 to 3 Times

a Month...

Problem on Prairie Street with Garbage Cans Not Being Put Back...

- Kim M. Says She Will Work Out Payment Plans with Homeowners on Dues if Needed...
- April Meeting Will Show History....
- Web Site Will Show Up-to-Date Documentation... and Show You Your Information....

850 OPEN FORUM...

- Home Owner / Norm Talks About Boarded Up Door on Broken In House for Sale on Marshbank...
...HAS BEEN FIXED...
- Home Owner / Jeremy Talks About the Foreclosed and Empty Homes Around Him and Wants to Know if There is a Way to Track Down the Owners to Get Them Winterized...
- Home Owner / Billie Wants to Know How Much Do We Have Left at the End of the Year After Everything Has Been Paid Out...
- GREG SAYS WE BREAK EVEN....
- She Also Asks About Rules on Garbage Can Placement...
- Requested the Web Site for KC Property Be Put on Every Correspondence...
- Home Owner / Jeremy Talks About Renewing KC Property Management's Contract...
Getting Bids From Other Management Companies...
Or Since a Lot of Problems and Expenses Were Resolved...
WHAT LEVEL OF SERVICE DO WE NEED NOW...
Maybe Negotiating a Lower Price with KC....
- Kim M. Offers a New 2 Year Contract at the Same Price We Are Currently Paying...

SHAWN ADJOURNS MEETING AT 9:10 PM...