

HOMEOWNERS OF CARRIAGE HILLS VI
PO BOX 94101
Washington, MI 48094
www.carriagehillsnorth.com

MEETING OF THE BOARD OF DIRECTORS
MINUTES

Tuesday, March 31, 2020
Remote via Google Hangouts

Board Members:

President:	John Vert
Vice President	Tom Klakulak
Treasurer	Kim Alleman
Secretary	Roberta Flick
Building Director	Lea Schmidt
Director	Larry Foltran
Director	Matt Jones
Director	Eric Kuhns

Absent: Matt Kassab

Call to Order:

Meeting called to order by John Vert at 7:09 p.m.

Roll Call:

Board members called to roll.

Approval of 1/20/2020 Board Meeting Minutes:

- 1/20/2020 Board Meeting Minutes were presented by Roberta Flick to Board Members online and unanimously approved.

Treasurer's Report:

- Treasurer's Report was submitted by Kim Alleman.
Income: \$ 23,705.00
Expenses: \$ 6,346.69

Kim reported that four homeowners have not paid dues. Reminder letters will be mailed by 4/15 and the late fee will be waived, due to the current COVID-19 pandemic.

Tom Klakulak motioned to approve, seconded by Larry Foltran. Treasurer's Report approved.

Building Director Report:

Lea Schmidt confirmed that the electrical work to be bid out is to:

- 1) replace receptacles on the east and west side of the front entrance as well as replace wiring from ground level (at 2 posts) up to lights;
- 2) raise receptacle locations and replace both receptacles with GFI on 2 posts;
- 3) replace photocell on the west side light -Tom already purchased/(and installed) east side photocell
- 4) adjust 4 lights to address issue with contact with new lamps. It was suggested this cost would be approximately \$500.

Lea will contact Mike Ellis in the sub to see if he can recommend an electrician to do the work.

Trimming of front entrance pear trees was suggested to be budgeted. Roberta Flick will contact tree trimmers.

Page 3
Board meeting
3/31/2020

Old Business:

Discussion continued as to a gift for the 15 new homeowners we have in our sub since 2015. Larry Foltran has purchased a plaque/board in the shape of the state of Michigan to be given, along with township information that he has collected. Larry motioned to approve the gift, seconded by Matt Jones. Motion approved. Larry and Tom will visit the homeowners.

Larry has requested that each new homeowner receive an invitation to attend our Annual Meeting. Roberta will send the invitation with the Annual Meeting Notices.

New Business:

Larry Foltran will store the 250 snow markers we have from the purchase of the markers at the beginning of the snow season.

It was voted and approved during discussions online that Images Unlimited, the company that originally made our present street signs, would replace the Windwood Court street sign and do the necessary refurbishing and repair of the remaining signs at a cost of \$4,180. This will be Phase 1.

Larry Foltran will contact the Township to have a water meter installed at the front entrance. The sprinkler heads will need to be checked and replaced from damage through the winter. We will also need a flow test at an approximate cost of \$150.

Discussion was had as to whether the homes on Red Fox Run are part of our HOA. According to a past president of our HOA and the Minutes from a September 1996 Board meeting, the three homes on Red Fox Run do belong to Carriage Hills North Homeowners Association.

Page 4
Board meeting
3/31/2020

The potential sale of 11 acres on the north side of Ss. John & Paul Catholic Church was discussed.

Discussion regarding our 2020 Commercial Maintenance and Landscape Proposals with Marino's Landscape was had. Roberta Flick will contact Marino's for additional explanation and the Proposals will be approved online and contract signed and submitted.

There was discussion regarding the boulder with the "Carriage Hills North" carving. "North" has been obscured by shrubbery. Roberta will send the board pictures of the boulder and a decision will be made on trimming and/or removal of the shrubs.

Adjournment

Tom Klakulak motioned to adjourn meeting.
Larry Foltran seconded the motion.
Meeting adjourned at 8:43 p.m.

Meeting Schedule (subject to change due to COVID-19 restrictions)

Tuesday, May 19, 2020 at 6:30 p.m. – Apple Orchard Inn (dinner)
Monday, June 8, 2020 Annual Meeting - (Washington Township Hall)

Respectfully submitted,
Roberta Flick
Recording Secretary