

HOMEOWNERS OF CARRIAGE HILLS VI  
PO BOX 94101  
Washington, MI 48094  
[www.carriagehillsnorth.com](http://www.carriagehillsnorth.com)  
MEETING OF THE BOARD OF DIRECTORS  
**MINUTES**  
Monday, January 16, 2023  
Remotely via Teams

**Board Members:**

President	Jeff Strelecki
Vice President	Tom Klakulak
Treasurer	Eric Kuhns
Secretary	Roberta Flick
Building Director	Lea Schmidt
Director	Bill Burkle
Director	George Flemming
Director	Larry Foltran
Absent:	Lea Schmidt

**Call to Order:**

Meeting called to order by Jeff Strelecki at 7:18 p.m.

**Roll Call:**

Board members called to roll.

**Approval of 9/19/2022 Annual Meeting Minutes:**

Minutes were presented to Board members by Roberta Flick for approval. Larry Foltran motioned to approve, Jeff Strelecki seconded. Motion passed, Minutes approved.

**Treasurer's Report:**

The Treasurer's Report was submitted by Eric Kuhns.

Income:	\$	0
Expenses:	\$	2,993.27

Roberta Flick motioned to approve the Treasurer's Report, seconded by Larry Foltran. Treasurer's Report approved.

**Building Director**

Lea Schmidt informed the Board via email that a homeowner has inquired how to proceed with plans to build a shed. Lea has sent the homeowner the applicable Covenants to follow.

**Old Business:**

Larry Foltran and Tom Klakulak will continue to determine when our sub will need to be plowed/salted and make the call to Artistic Touch.

Tom Klakulak motioned to approve and submit payment to Holiday Lighting Company, LLC, for our holiday light display. George Flemming seconded the motion. Motion passed and Eric Kuhns has submitted payment.

**New Business:**

The 2023/24 Annual Dues Notices will be mailed to all homeowners the week of 1/23/23 with annual dues remaining at \$225 per lot.

Roberta Flick reported that the Washington Twp Ruby Room has been reserved for our Annual Meeting, scheduled for Monday, June 12, 2023. Supervisor Previti is scheduled to speak.

Discussion was had regarding complaints about a homeowner's dog that is unleashed. We discussed Washington Twp Dog Ordinance #156, which states the Leash Requirements for domestic animals and that domestic animals shall be kept under restraint. The homeowner in violation will be informed of the Ordinance the next time the unrestrained dog is reported. The Ordinance is enforced through the Sheriff's Department.

Restrictive Covenant violations were discussed. Homeowner(s) are in violation of an unauthorized shed, (#16, 21), garbage receptacles that are not concealed from public view (#28), no boat(s)... automobile(s), trailer(s), or other such bulky vehicles, tools or mechanical equipment of like kind shall be for more than 24 hours parked, stored, repaired, reconditioned, sold or manufactured on any lot in Carriage Hills Subdivision...

A friendly reminder for homeowners to be mindful of all Covenants will be added to the Annual Dues Notice mailing.

**Open Discussion:**

Discussion of the installation of streetlamps in our sub was had. Roberta Flick offered that a local subdivision is leasing streetlamps through DTE that are very similar to our entrance streetlamps. Dan Flick has offered to contact DTE to see if streetlamps would be an option in Carriage Hills North.

Jeff Strelecki mentioned that some homeowners in The Orchards' sub behind ours have trash receptacle hide-aways so that the receptacles are concealed from public view, as a suggestion.

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**Adjournment:**

Tom Klakulak motioned to adjourn the meeting.  
Larry Foltran and George Flemming seconded the motion.  
Meeting adjourned at 9:09 p.m.

**Meeting Schedule:**

Monday, March 20, 2023 – 7:00 p.m.  
Monday, May 15, 2023 – at a restaurant TBD  
Monday, June 12, 2023 – Annual Meeting

Respectfully submitted,  
Roberta Flick  
Recording Secretary