

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**

Thursday, September 7, 2023

Dan & Roberta Flick's home

**Board Members:**

President	Jeff Strelecki
Vice President	Bill Burkle
Treasurer	Eric Kuhns
Secretary	Roberta Flick
Building Director	George Flemming
Director	Dan Flick
Director	Larry Foltran

**Call to Order:**

Meeting called to order by Jeff Strelecki at 7:09 p.m.

**Roll Call:**

Board members called to roll.

**Approval of 6/12/2023 Annual Meeting Minutes:**

Minutes were presented to Board members by Roberta Flick and approved online.

**Treasurer's Report:**

The Treasurer's Report was submitted by Eric Kuhns.

Income: \$ 950.00

Expenses: \$ 2,538.80

Eric reported that our water bills are going up compared to last year. All 2023-24 dues have now been paid.

Larry Foltran motioned to approve the Treasurer's Report, seconded by George Flemming. Treasurer's Report approved.

**Building Director**

Building Director's report was submitted by George Flemming. George reported that he has three letters to be sent to Homeowners in violation of various Restrictive Covenants. The Board discussed a fourth Homeowner in violation. Roberta Flick motioned for George to send the letters, seconded by Larry Foltran. Motion passed.

George submitted a Letter of Engagement for an HOA attorney to be used, should the need arise for future ignored violations. Roberta Flick motioned to submit the Letter of Engagement to the HOA attorney. Jeff Strelecki seconded the motion. Motion passed. Jeff will sign the letter and will submit to the attorney.

**Old Business:**

Discussion was had regarding low-level uplighting improvements at the front entrance. Dan Flick will call for two additional bids. We received one bid from Trost Irrigation & Lighting in May.

Dan Flick motioned to purchase two timers from Home Depot for front entrance lighting. Motion seconded by George Flemming and Eric Kuhns. Motion approved. Larry Foltran will install.

An irrigation contract was discussed for winterization/spring activation. We currently do not have a contract. This job has been performed by Larry Foltran and Tom Klakulak. We have one bid from Trost Irrigation. Eric will seek a second bid. The irrigation winterization needs to be performed after the Township removes the water meter in October. Larry Foltran will request that our meter be the last removed, due to fall plantings at the entrance.

**New Business:**

A large tree at our entrance belonging to the Road Commission (RC) fell during a July 2023 storm. Thanks to Dan Flick for cutting the tree and to Dave Luehmann for hauling the large pieces away with his tractor. Roberta Flick had made several calls to the RC to remove the tree and stump the base. This is not a priority for the RC and they could not predict when the work would be done. Dan Flick called several tree service companies. The Board approved a motion to have Budget Tree Service stump and remove the mulch.

Landscape enhancements for the entrance were discussed. Dan Flick will solicit bids for removal of dead and diseased trees and for new planting this fall. He will report back to the Board online.

Our front entrance fall décor was discussed and it was agreed that Roberta will place corn stalks, hay bales and pumpkins at the entrance.

Larry Foltran will contact Artistic Touch regarding a three-year contract for snow removal. Our 2023-24 season contract with Artistic Touch will be discussed and approved online.

**Open Discussion:**

None.

(Regretfully forgotten at our meeting.) Many thanks to George & Irma Flemming for refreshing the paint in the lettering on our "Carriage Hills North" boulder at the entrance.

**Adjournment:**

Jeff Strelecki made a motion to adjourn meeting.  
Eric Kuhns seconded the motion.  
Meeting adjourned at 9:02 p.m.

**Meeting Schedule:**

Monday, November 13, 2023 – 7:00 p.m.  
Monday, January 15, 2024 – 7:00 p.m.  
Monday, March 18, 2024 – 7:00 p.m.  
Monday, May 13, 2024 – at a restaurant TBD  
Monday, June 10, 2024 – Annual Meeting

Respectfully submitted,  
Roberta Flick  
Recording Secretary