

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, September 9, 2024

7:00 p.m.

Dan & Roberta Flick's home

**Board Members:**

President	Jeff Strelecki (not present)
Vice President	Bill Burkle
Secretary/Treasurer	Roberta Flick
Building Director	George Flemming
Director	Irma Flemming
Director	Dan Flick (not present)
Director	Larry Foltran

**Call to Order:**

Meeting called to order by Bill Burkle at 7:12 p.m.

**Roll Call:**

Board members called to roll.

**6/10/24 Annual Meeting Minutes:**

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

**Treasurer's Report:**

Treasurer's Report was submitted by Roberta Flick covering 6/10/24 – 9/9/24

Income: \$ 782.00

Expenses: \$ 3,644.63

Annual Dues has been collected by all but one homeowner.

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

**Building Director**

George Flemming did not have a report. There was discussion regarding unkempt landscaping by a few homeowners. Our Covenants do not currently cover this issue. The Board will contact our HOA attorney to discuss adding a restrictive covenant regarding landscaping upkeep to promote and maintain the high-quality residential character and value of this area.

**Old Business:**

The Board discussed upgrading the lighting at our entrance to include uplighting to the newest trees. It was decided that Irma Flemming will research and receive bids from three landscape design companies to obtain a cohesive plan to cover the front entrance enhancement.

Roberta Flick will contact Marino's to reduce the hydrangeas at our entrance.

**New Business:**

Our entrance fall décor was discussed and it was agreed that Roberta Flick will place corn stalks, hay bales and pumpkins at the entrance within the next few weeks.

Roberta Flick will contact Holiday Lighting Company to obtain a bid for holiday lighting of the landscape at our entrance.

Larry Foltran will contact Jim Bono at Artistic Touch to obtain a bid for this season's snow removal.

Larry presented information to the Board to add a restrictive Covenant to our existing Covenants that would prohibit short-term rentals, i.e., VRBO, Airbnb, in Carriage Hills North. This subject was discussed, and it was agreed that George Flemming will contact our HOA attorney for her services on this issue.

**Open Discussion:**

Roberta Flick reported that we had received an email through our website from a homeowner voicing her complaint about dogs that are defecating on her lawn and in the street in front of her house as they are being walked and not being cleaned up by their owners. The Board would ask that dog owners be responsible and respectful of others' property.

**Adjournment:**

George Flemming made a motion to adjourn meeting.

Larry Foltran seconded the motion.

Meeting adjourned at 8:39 p.m.

**Upcoming Meeting Schedule:**

Monday, November 4, 2024 – 7:00 p.m. (at Burkle's home)

Monday, January 13, 2025 – 7:00 p.m.

Monday, March 10, 2025 – 7:00 p.m.

Monday, May 12, 2025 - 7:00 p.m. at a restaurant TBD

Monday, June 9, 2025 – Annual Meeting – 7:00 p.m.

Respectfully submitted,  
Roberta Flick  
Recording Secretary