

HOMEOWNERS OF CARRIAGE HILLS VI

P.O. Box 94101
Washington, MI 48094
www.carriagehillsnorth.com

ANNUAL MEETING

MINUTES

Monday, June 9, 2025, 7:00 p.m.
Washington Township Hall

Board Members:

| | |
|---------------------|----------------------------|
| President | Jeff Strelecki |
| Vice President | Bill Burkle (Not present.) |
| Treasurer/Secretary | Roberta Flick |
| Building Director | George Flemming |
| Director | Irma Flemming |
| Director | Larry Foltran |

Call to Order:

Jeff Strelecki called the meeting to order at 7:05 p.m. There were 19 in attendance.

Pledge of Allegiance

Township Update with Supervisor Sam Previti

Supervisor Previti gave an update on Washington Township roads/sidewalks, police/fire department improvements and plans for future businesses and developments in our area.

Treasurer's Report and Review of FY2025-26 Budget:

Annual Dues have been collected from all but two Homeowners.

The 7/1/25 through 6/30/26 Budget and Projected Expenses was presented by Roberta Flick and discussed.

George Flemming motioned to approve the FY2025-26 Budget, seconded by Larry Foltran. Motion carried.

Building Director's Report:

George Flemming gave an update on the front entrance renovation plans, including improved lighting.

Building Director's Report: (Continued)

George discussed a few unsightly properties in our subdivision that need Homeowner's attention. Unfortunately, our By-Laws and Covenants are not restrictive enough for the Board to address these issues. George will be enforcing the By-Laws that do prohibit storage of boats and lawn equipment on properties.

Agenda Items:

Larry Foltran discussed and motioned to amend Covenant #16, "Uses of Property," to include language that would prohibit short-term rental of any property in our subdivision. The vote passed. Our HOA attorney will draft the language of the amended Covenant, which will be posted on our website at www.carriagehillsnorth.com.

Election of Officers 2025-2026:

| | |
|---------------------|-----------------|
| President: | Jeff Strelecki |
| Vice-President: | Bill Burkle |
| Treasurer/Secretary | Roberta Flick |
| Building Director | George Flemming |
| Director | Vince D'Onorio |
| Director | Irma Flemming |
| Director | Larry Foltran |

Open Discussion:

Kathie Gilginas brought Michigan Compiled Law, MCL 750.419, to our attention, which states, "A person who operates or rides a motorcycle, moped, or other motor vehicle, excepting motorized wheelchairs upon a bicycle path or a sidewalk regularly laid out and constructed for the use of pedestrians, not including a crosswalk or driveway, is guilty of a misdemeanor." The Orchards subdivision provided Kathy with a sign, which states "Nothing motorized." Kathy will post the sign at the end of Miriam Drive where it joins The Orchards subdivision.

Brendan Caffrey discussed the poor condition of the Wellington Place road. Brendan would like to engage the HOA with the township and county to start repairing or replacing some of the severely degraded roads in our neighborhood. A program is available through application with the township and county for repair or replacement of our roads. He has asked the Board for assistance in getting the application process started.

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Open Discussion: (Continued)

Tina Luehmann kindly suggested that the Board members have their annual dues waived for their time and effort. The comment was seconded by Bill Zawojsky. Her suggestion was much appreciated, but the Board declined and will continue to volunteer their time to maintain the high-quality residential character of Carriage Hills North.

Meeting Adjournment:

George Flemming motioned to adjourn the meeting at 8:50 p.m., seconded by Jeff Strelecki.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,
Roberta Flick