

DRAFT

Country Creek Homeowners Association
2022 Annual Meeting Minutes
May 4, 2022

May 4th, 2022- David Kinnie speaker. Board attendees: Arnd Herwig and Anita Stoffer Rest of board couldn't make it due to being out sick.

Slide 4: Need a motion to second for the meeting to continue with the current representation at the meeting. Motion was seconded. Minutes were reviewed and approved.

Slide 5: Dave went over the website- showed the bylaws, the garden guidelines, how to figure out the property lines, contact info. If you would like to plan a garden submit the plan to the board for approval. Paul Pakizer asked to discuss garden guidelines with Board/InRhodes (he wanted a raised garden). Someone asked if we should have a separate meeting to go over guidelines- the answer is if someone wants to go over guidelines in depth email Angela and she will schedule them to talk to the board about it. There is also an unofficial Facebook group for our community.

Slide 6: \$680 dues due by 5/1- has not gone up. We took down 6 pines near Silverbell as they were diseased trees. The biggest budget allocation was shown. In regards to large item pickup: Contact GFL- one free pickup per household per week. If have issues with this contact Angela. Angela was requested to provide the GFL contract in case the homeowners need it when talking to GFL. Will put GFL contract on website. There is \$35, 112 in reserves.

Slide 7: Courts Wyndham is the next one the plan was to update 1 to 2 island a year since sub is older. The plan with the court is to remove trees, old mulch- plant new trees and place stones creating a more unified look to all courts. McMillan Court was previously done. If need to bring to attention for your island to be next, contact board.

Continuing any tree work for any diseased trees.

Storm drains- if there is a drain issue let the board know. We are working with OCWRC.

Slide 8: If you want a garden please submit for approval. The guidelines are on the website and the gardens must be removed at the end of each growing season.

Slide 9: There is a garage sale in coordination with the Crossings sub. June 3-5 9 AM-1 PM.

Slides 10-11: Board will not pull legal petition to continue forward. Oakland County won't allow us to touch their roads. Unless we have a bylaw change which says we want to own our roads, but they may come with another set of issues. Will they allow an independent contractor? How much will it cost if we have one? Why can't they do a partial repair- like pothole repair? Angela will see if it's a possibility. If we do have an independent contractor dues may go up and we can do minor repairs but if anything, major we need to revise bylaws. After we have a quote, we need 66% of the sub to agree. For now, go to OCRC website go to repair request and inundate them with 200+ request a week (from each household) so they will address them. Road Commission website lists their many projects they are working on. Someone mentioned getting a real estate to do a valuation.

Slide 12: Any volunteers for election? If you want to change how things are being run, please volunteer. No one but previous board volunteered so they were elected in. Any volunteers to do any social events for the sub? Anita mentioned organizing a trunk or treat in October.

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Nothing else asked meeting adjourned