



Country Creek Homeowners Association

Annual Meeting - May 4, 2022



Agenda

- Call to Order
- Board Member Introductions
- Quorum Requirements, Approval of Minutes from 2021
- Website
- Budget 2022 – 2023
- Community Initiatives
- Garage Sale
- Road Update
- Election of new Board Members
- Questions or Comments

Current Elected Board Members

- President – Stephen Renick ('21 - '23)
- Vice-President – Dave Kinnie ('21 - '22)
- Treasurer – Anita Stoffer ('21 - '23)
- Secretary – Brian Diener ('21 - '23)
- Director – Arnd Herwig ('21 - '22)

- In Rhodes Management:
 - Angela Phillips



Quorum and Approval of 2021 Minutes

- Quorum Requirements to hold Annual Meeting
- 20% of 270 = 54 households

- Review of minutes from 2021 Annual Meeting
- Need approval and someone to second the motion

Website

- <http://country-creek.com/>
 - Meeting Minutes *New Addition
 - Announcements
 - Lot line tool
 - Community Map
 - Contact Information
- Facebook Group - Not affiliated with Country Creek HOA, nor official form of communication
 - Good way to connect with other homeowners
 - Easy way to share information with homeowners - Not actively monitored by HOA

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HOMEOWNERS
ASSOCIATION
Oakland Township,
MI

Home

About the Community

Community Initiatives

Contact Information

Bylaws, Forms and
Communications

New To Oakland
Township?

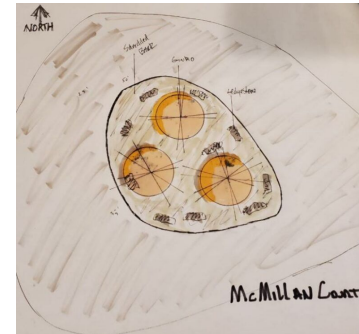
Past Announcements

Budget

- No increase in HOA Dues for 2022!
 - \$680, payment was due by 5/1. *Must be received by 5/30 to avoid penalties
- Biggest Budget Allocation:
 - Lawn Maintenance = \$21,000
 - Flowers = \$14,000
 - Tree and Shrub Care = \$8,500
 - Rubbish Removal = \$62,000
- The Board continues to pursue competitive quotes and lock into long term contracts when financially beneficial

Community Initiatives

- Wyndham Court Island
 - Plan to update 1 to 2 islands per year
 - Remove trees and old mulch, plant new trees and place stones
- Continued tree work
- Working with Oakland County Water Resource Commission (OCWRC) to investigate community controlled storm water ponds/spillways



Community Initiatives

- **Temporary Gardens**
 - Guidelines developed by community members, to be reviewed annually with feedback from homeowners
 - Do's and Don'ts located on [CC website](#)
 - Fences
 - Border
 - Size/location
 - Must be approved **prior** to installation
 - Must be removed at the end of each growing season

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BYLAWS AND GUIDELINES

Declaration of Easements and Restrictions and Bylaws (A)
Declaration of Easements and Restrictions and Bylaws (T)
Amended and Restated Declaration of Easements and RESTRICTED (T) (TEXT SEARCHABLE) [Download](#)
Temporary Garden Guidelines 2022 Season [Download](#)

SITE MAPS

Country Creek Subdivision No-1 [Download](#)
Country Creek Subdivision No-2 [Download](#)
Country Creek Subdivision No-3 [Download](#)
Woods of Country Creek [Download](#)

FORMS

Road Repair Interest Form (Word) [Download](#)

Garage Sale

- Set for June 3-5, 9:00-1:00
 - Sandwich board signs to be placed 2 weeks before sale
 - Aligned with The Crossings community

Road Update

- RCOC SAD (Special Assessment District) - Board will not pull legal petition to continue forward
 - Before quoting, 10 roads met 50% threshold
 - After quoting, only 17% of impacted homeowners still in favor
 - YES from 51% of every street on the petition needed to move forward



Road Update

- What can we do?
 - CC does not own the community roads
 - We cannot legally hold special assessment for major road repair (without Bylaw change)
 - Support for Bylaw change?
 - Only minor repairs covered with existing budget
 - Continued quoting for small patch work
 - Pay attention to fund allocation from the Federal Infrastructure Bill

- **Reports road issues to Road Commission for Oakland County (RCOC):**
<https://www.rcocweb.org/FormCenter/Contact-Us-4/Contact-Us-Form-43>

Election of New Board Members

- Two open seats for a two (2) year term
- Any Volunteers?
 - *Monthly* meeting (1.5 hours)
 - Email response (~2-3 per week)
 - Community walk arounds, review complaints or repair inquiries
 - Meet with vendors as schedule permits

Thank You!

Questions or Comments?