

Country Creek Homeowners Association

Annual Meeting – May 1st, 2025

Agenda

- ✿ Call to Order
- ✿ Board member introductions
- ✿ Quorum requirements – Approval of minutes from 2024
- ✿ Budget 2025-2026
- ✿ Upcoming events
- ✿ Communication
- ✿ Election of new Board Members

Current elected board members

- President – James Williams ('23 - '25)
- Vice-President – Dave Kinnie ('24 - '26)
- Treasurer – Dave Deys ('23 - '25)
- Secretary – Nihar Sahu ('23 - '25)
- Director – Stephen Renick ('24 - '26)

Quorum and Approval of 2024 Minutes

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

- ✿ Review of minutes from 2024 Annual Meeting
- ✿ Need approval and second of motion

Budget 2025-2026

- ‡ Dues remain at \$680, have not increased since 2019
 - ‡ Payment due by 01MY25, late fees assessed after 31MY25
- ‡ Enough funds were left over from last years budget purchase mulch for this season, helping to keep the dues the same.
- ‡ Flowers are one of our biggest expenses (spring + fall). We are currently quoting alternative vendors.

Upcoming Events

Community wide garage sale

- ✿ June 6th, 7th, and 8th
- ✿ Same time as The Village of Country Creek to help increase traffic

Communication to Residents

Website - <http://Country-creek.com/>

🌿 Meeting Minutes

🌿 Lot line tool

🌿 Announcements

🌿 Contact information

The screenshot shows the website for the Country Creek Homeowners Association. The left sidebar contains a navigation menu with the following items: 'Home', 'About the Community', 'Community Initiatives', 'Contact Information' (highlighted in green), 'Bylaws, Forms and Communications', 'New To Oakland Township?', and 'Past Announcements'. The main content area has a dark header with the text 'Contact Information'. Below this, a paragraph states: 'Country Creek and The Woods are managed by In Rhodes Management, Inc. For questions or concerns about the community please contact our account manager, Angela Philips at the phone number below.' This is followed by a bulleted list of contact details for Angela Philips, including her title (CMCA, AMS, PCAM), email address (angela@inrhodes.com), phone number ((248) 652-8221 ext. 140), fax number ((248) 652-0662), and address (2391 Pontiac Rd, Auburn Hills, MI 48326).

COUNTRY CREEK
HOMEOWNERS
ASSOCIATION
Oakland Township,
MI

Home
About the Community
Community Initiatives
Contact Information
Bylaws, Forms and
Communications
New To Oakland
Township?
Past Announcements

Contact Information

Country Creek and The Woods are managed by In Rhodes Management, Inc. For questions or concerns about the community please contact our account manager, Angela Philips at the phone number below.

- ANGELA PHILIPS, CMCA, AMS, PCAM
- **Email**
angela@inrhodes.com
- **Phone**
(248) 652-8221 ext. 140
- **Fax**
(248) 652-0662
- **Address**
2391 Pontiac Rd
Auburn Hills, MI 48326

Communication to Residents

Road Conditions

- ✦ Road conditions continue to be an issue.
- ✦ As a reminder we do not own the roads so the HOA has no jurisdiction to repair/replace these.
- ✦ Per our CCR's we cannot charge owners to repair/replace the roads, only minor patching is permitted.
- ✦ Only an approved modification to the CCR's would allow this which requires a 66 2/3 approval from the membership.

Communication to Residents

Road Conditions

- ✦ Oakland County Board of Commissioners appoint the three-member Board of Road Commissioners for the Road Commission for Oakland County (RCOC)
- ✦ Our district commissioner is Michael Gingell
- ✦ Contacting the commissioner with complaints and submitting complaints to “road commissioner of Oakland county” are the best avenues to get resolution to this issue. Road commission website is listed below.

Website - <https://www.rcocweb.org/>



Communication to Residents

Snow Removal

The “public right-of-way” easement which runs alongside the road allows the placement of snow removed from the roadway within this area.

If any damage occurs to your property by the HOA contracted vendor during the plowing season please contact Angela to get resolution to the damage. She will contact the vendor and arrange the damage to be fixed.

Communication to Residents

Rope/Tree Swings

We have received some complaints about rope/tree swings. For clarification, rope/tree swings are allowed during the warm months.

For those families with kids, please enjoy the use of rope/tree swings. We do ask that you please remove the swings during the cold months, November 1st and March 31st.

Election of new Board Members

Open Board Seats

There are three open seats for election this year.

President – James Williams

Treasurer – Dave Deys

Secretary – Nihar Sahu

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