

English Meadows Property Owners Association (EMPOA)
Annual Meeting
May 14, 2018

The annual meeting was called to order by President Walsh at 7 p.m. at the Holt Junior High Media Room at 1785 Aurelius Road, Holt, Michigan.

Board members present: Jim Walsh, Matt Underhill, Lori Underhill, Joan Narodowiec, Clint Gilsdorf, Nancy Case and Paul Pirrotta.

Residents present: Jeff Guilfoyle, Patricia Wyson, Annette Burge, John Lindley, Paul Bartlett, Amy Miller, John Prush, Chris Erley, Geoff Bruce, Pat Amador, Emily Dawdy, Chuck Case, Angel Garcia, Ken and Peggy Nowlin.

MINUTES

Nancy Case moved, Matt Underhill seconded, to approve the May 8, 2017, EMPOA Annual Meeting minutes. Motion carried.

REPORTS

- I. **Treasurer's Report.** Lori Underhill presented the financial statements through April 30, 2018. Joan Narodowiec moved, Paul Pirrotta seconded, to approve the financial statements as presented. Motion carried.

- II. **Lawn and Property Maintenance Report.** The following items were discussed:
 - Over the past few years, some evergreen trees in the common areas have been dying.
 - The Board entered into a contract with Land Visions to remove the dead trees. The Board has decided whether to replace a tree or not as each tree was removed.
 - The Board will continue working on the removal and replacement of trees with as little an impact on Association dues as possible.
 - Arbor Lawn will continue to provide tree care for 2018.
 - Stiles will continue to provide lawn care for 2018.
 - Outdoor Expressions will continue to provide snow plowing of the sidewalks along McCue and Eifert for 2018.

NEW BUSINESS

- I. **Approval of Bylaw Amendments.** President Walsh indicated that the Bylaw amendments, which were mailed to all residents, reflect how the Board has been operating for years. The results from the proxy voting is: 54 yes, 16 no, and 23 no responses. Given that there are 91 properties (which includes homes and condos), **it was announced that the Bylaw amendments have been approved and will go into effect immediately.**

- II. **Trash and Recycling.** Lori Underhill reported that the Board sent out requests for proposal (RFPs) to three companies for a one-year contract for trash and recycling. The three companies were: (1) Granger; (2) Waste Management; and (3) Good Earth. In addition, the Board sent a survey to all residents regarding trash and recycling with the following results: (1) 73 interested in trash pick-up; (2) 41 interested in recycling; and (3) 26 interested in yard waste. The cost for

each company was distributed. After discussion, the Board was instructed to ask Granger and Waste Management to submit their best and final offer for a multi-year contract. The membership granted the Board authority to review the final offers and enter into a contract with the company it feels will be best for the Association.

- III. **Trailer Storage on Properties.** A resident indicated that there are trailers being stored on properties and asked if they could be removed. John Prush moved to allow trailers to be stored on properties (no second to the motion was made). Extensive discussion took place. The Board needs to check the Delhi Township ordinances and also it needs further information before any action can be taken. Therefore, the motion was tabled and this will be discussed at the next Board meeting on June 11, 2018.
- IV. **Individual Property Upkeep.** A resident indicated that properties are not being taken care of as they should according to the covenants. Pat Amador moved, second by Paul Pirrotta, that a letter be sent to all home owners reminding them of their due diligence in keeping up their property. Motion carried.
- V. **Traffic Issue—Excessive Speed.** A resident indicated that vehicles going through the neighborhood are driving too fast. During discussion it was mentioned that the Holt Public School buses are also driving too fast in the neighborhood. The Board will send a letter to the superintendent regarding this and asking the district to instruct its bus drivers to slow down and be more careful.

ELECTION OF OFFICERS

The EMPOA Board Officers for 2018-19 are:

President: Jim Walsh

Vice-President: Matt Underhill

Secretary: John Prush

Treasurer: Lori Underhill

Director 1: Clint Gilsdorf

Director 2: Paul Pirrotta

Director 3: Nancy Case

The next EMPOA Board meeting will be held on Monday, June 11 at 6 p.m. and the Nancy Case's residence.

Meeting was adjourned at 8:15 p.m.

Joan Narodowicz, Secretary