

# English Meadows Property Owners Association (EMPOA)

## Board of Directors Meeting

September 17, 2012

The regular meeting started at 7:00 p.m.

Board members present: John Mason, Nick Miller, Pat Wysong, Nancy Case, Jim Walsh, Paul Pirrotta, and Ginny Richards.

Residents present: Ken Intveld.

Minutes: It was moved by Paul, seconded by Jim and passed unanimously, to approve the August 14, 2012 minutes.

Treasurer's Report: Nancy presented the August 31, 2012 Balance Sheet, Budget Status, and expenditures for July and August.

### Resident Comments:

Ken Intveld asked for permission to trap muskrats in the ponds with winter, with his son. Paul is to check with the Drain Commissioner to make sure they don't have a problem with it and the board concurred that if the Drain Commissioner agrees, Ken and his son can trap muskrats. Ken also gave an in-depth report on how phosphate moves into the ponds and what effect having plantings around the ponds has with the opinion that the fertilizer, on the paved portions and sidewalks, running into the drains is really the only phosphate problem in the ponds.

### Committee Reports:

Drain Commission: Paul reported on the August 20<sup>th</sup> meeting he and Pat attended with the Drain Commissioner proposing that we consolidate approximately 10 drainage districts into one drainage district, all draining into the main drain along McCue Road. This consolidation would allow him to perform necessary work on the drain along McCue, repair our ponds correctly with changes in connecting pipe levels for water flow, reconstructing the sidewalk along Eifert so water does not go over the sidewalk. A petition would have to be filed in October with 50 signatures from residents to begin the process with a hearing to be held in November in order for the consolidation to be completed in time to have the work commence in the summer of 2013. The Drain Commissioner indicated that including McCue Road drain in the project would make it a very costly project probably requiring a 20 year assessment in order to stay under the annual limit allowed. Some members of the board would like to attend the next meeting with the Drain Commissioner on October 16<sup>th</sup> at 1 p.m. so that further discussion can take place at the next regular board meeting.

Property Improvements: No report.

Maintenance: No report.

Community Coordinator: (Tom Arthur) There was no report.

### Old Business:

White post placement on south condo boundary: Paul and Jim will look at this to see if they can do this or we will look at a contractor to do the work.

### New Business:

2013 Budget: Nancy indicated that the proposed budget for 2013 will be ready for the next regular meeting.

Commons Area Maintenance for 2013: Pat reported that Stiles had indicated that they are willing to extend our 2012 contract for 2013 with no changes in costs. The board agreed that if there is no change in cost we should agree to go with them for 2013. Jim suggested that we request that they work with the condo management on timing of mowing so that the lawns are mowed close to the same time during the week as is done by the condo management mowing company.

Next Meeting: The next meeting is scheduled to be held on October 22, 2012 at 7:00 p.m. at Paul Pirrotta's residence, 1544 Groombridge, Holt, MI.

Adjourn: The regular meeting adjourned at 8:05 p.m.

*Patricia Wysong* Secretary

*NOTE: These minutes will be presented for approval at the next regular meeting.*