

WindRidge Subdivision Homeowners Association

October 20, 2009
Annual Meeting Minutes

Meeting called to order at 7:38pm (quorum achieved with 26 residents attending)

BoD members present: Bob Richter, Bill Lawrence, Dave Schmidt, Chet Roble, Dave Murrell

Bob welcomed three new homeowners.

Old Business

1. Minutes of previous meeting
 - a. Read and approved (but need to fix spelling of Chet Roble's name).
2. Financial report
 - a. Performance to budget
 - i. 2009 Dues collection went well.
 - ii. Currently on track to budget projections
 - b. Year end projection
 - i. Should have about \$10,000 reserve, as targeted.
 - c. Bob discussed reasons why the board is targeting \$10,000 - \$15,000 reserve:
 - i. Potential expensive pond maintenance.
 - d. Resident noted that sometimes the subdivision entry lights aren't on by sundown – wondered if it was a money saving measure. Bob explained it's just a matter of trying to reset the timer to keep up with the rapid daylight change at this time of year.
 - e. Budget report approved.
3. Completed projects
 - a. Bob explained the efforts ongoing with Wayne County to improve traffic safety at the Danielle Drive entry from Haggerty Road. There is a 35 mph reduced speed sign before the subdivision entry, but many people don't slow down. One resident reported that he was in an accident due to someone crossing from COSTCO into the sub. Suggested a "right turn only" sign at that driveway. Wayne County has already considered and rejected that idea before. Another resident suggested that it may be better to extend the 35mph zone for the entire span between 7- and 8-mile.
 - b. Two maple trees replaced at the north pond.
 - c. Replaced dead ash at the south pond.
 - d. Contracted flower planting. It cost more than expected, but we got \$200 rebate due to improper planting.
 - e. New water timer and controller added at Danielle Dr.
 - f. New phone directory published in December 2008.
 - g. MI law requirement for three "directors" in addition to the main board members – names provided to the state.
 - h. Landscaping improvements: Yews were planted to replace sick/dead yews, and roses were pruned at the Danielle Drive entrance.
 - i. As encouragement for residents to consider becoming board members next year, Bob mentioned that regular board meetings are now less than one hour every other month.

New Business

4. Teen helper program
 - a. Adam Phelps thanked residents for their participation.
 - b. Sample attached to the agenda handed out during the meeting.
 - c. Will confirm with parents of teen volunteers to ensure everything is ok before final publication in the January newsletter.

5. Winter salting program
 - a. Contracted with SnowBusters to distribute salt at the intersections and any inclines this season. The board would like comments and feedback during or at the end of the season so we can decide whether to repeat next year.

6. Thefts in subdivision
 - a. Most have involved cars left out (some unlocked).
 - b. One resident reported a break-in through a basement window. If you have an alarm, be sure to keep it armed. Police have said that thieves don't like alarms, dogs, lights and/or vigilant neighbors.
 - c. Bob urged residents: If you observe any suspicious strangers in the sub, call the police

7. Cul-de-sac watering program
 - a. 2009 resident volunteer watering was successful in saving a lot of money vs. the expensive automated sprinklers considered in the past.

8. Late dues, late fees and interest paid in full
 - a. We've received dues from all current residents. Most of the previously outstanding dues have also been collected from former residents.
 - b. There is currently one home unpaid for 2009 dues. Owner is now out-of-state. A subpoena is issued, and they have 48 hours to respond.

9. Irrigation contractor
 - a. We have a potential contractor who would offer a group discount if multiple residents want to have their sprinklers winterized at the same time.
 - b. Verbal indication from those in attendance is that nobody is interested.

10. Potential oil deposit
 - a. Background: Oil discovered in Livonia. Some residents receiving regular income.
 - b. WindRidge sub was investigated recently. Seismograph readings should be available within two weeks. If oil is found, more information will be made available.
 - c. Residents have mineral rights within their property lines. If oil is found, some residents would be paid monthly, but others wouldn't (depending on where the oil is).

11. Movie making – site selection Windridge Sub
 - a. A movie production company selected one of the WindRidge cul-de-sacs (Cambridge Court) as a filming location for a movie called "Death Benefits". Danny DeVito and Britney Spears are two of the actors involved.

- b. Financing couldn't be arranged in time to film this fall, so has been pushed back until spring, 2010. No guarantees that it will proceed as planned.
 - c. If the homeowner agrees to allow the use of their home, the production company will put the family up in a hotel. Likely the house interior would be remodeled (and returned back to previous condition, if desired).
 - d. The production company is responsible for repairing any damage to the subdivision. An appropriate insurance policy will be in place. Legal services would be retained.
 - e. One resident mentioned a similar experience in Royal Oak, where any impacted residents received \$15,000 for their inconvenience.
 - f. One resident expressed distrust for anything to do with Hollywood.
12. Annual dues letter for 2010
- a. Will be mailed approximately December 15, 2009.
 - b. No dues increase. Budget and anticipated expenses are similar to 2009.
13. Subdivision activities
- a. Sub-wide garage sale: Very little interest expressed from those present.
 - b. Picnic: It's been several years since we held a sub-wide picnic. Those were successful because of the volunteers that made it happen. No apparent volunteers or interest in having another picnic.
14. Open discussion
- a. Road repairs: there are some poor conditions (holes getting bigger) on our roads. The county doesn't have us high on their priority list. Bob and Chet have volunteered to fill some of the more significant holes. One resident suggested that we might convince the movie company to pay for road repairs.
 - b. Ex-hospital property along 7-mile: Not likely to see any activity for years due to the poor economy. Commercial activity will be less than originally planned.
 - c. One resident mentioned a particular section of sidewalk that was repaired by Northville Township (after someone was hurt while riding a bike over the damaged sidewalk). Bob noted that it was unusual because the sidewalks actually belong to the residents.
 - d. A resident inquired whether we could change the by-laws to allow non-black driveways. It took 80% residential approval to allow the black concrete as an option to asphalt. Any residents interested in making further rule changes should begin a petition.

Meeting adjourned at 8:40pm
Respectfully submitted by David Schmidt