

**WOODBRIIDGE LAKE HOMEOWNERS ASSOCIATION
P.O.BOX 194
WALLED LAKE, MI 48390**

MINUTES OF THE ANNUAL MEETING
HELD ON NOVEMBER 5, 2008

Attendance:

Rama & Venu Vaishya
Lori & Dragi Jovan
Pat & Jim Cote
Nancy & Sheldon Satovsky
Mike Mack
Craig Grant
Ted Rousos
Allen Charnes
Kirk Miller
Rich Allenson

Viktor Schoneck
Anita & Lou Schwartz
Jan & Bob Smith
Walt Thompson
Mel & Tom Denski
Sandy Bowers
Donald Stutrud
Bill Ruskin
Bob Kaminski
John Bertoia

1. **Call to Order:** The meeting was called to order at 7:05 PM.
2. **Introduction of Officers.** The board introduced themselves, followed by the attendees.
3. **Landscaping.**
 - President Viktor Schoneck gave an update on landscaping in general with specific reference to replacement of fallen/dead trees. Viktor has gotten a quote of approx. \$200 per tree. There was a suggestion by Kirk Miller to look at trees other than Blue Spruce due to their slow growth (1 inch per year). Viktor agreed to investigate other options and compare growth rates.
 - Viktor mentioned that due to low/no funds available the board decided to eliminate 2008 spring clean-ups, but left open the possibility of 2009 spring clean-up in next year's budget.
 - Maintenance of empty lots - There are lots on Sutton Lane and Forest Crest that are eye sores and are not maintained by the owners. The Board was unsuccessful in its attempt to have the lot owners do proper maintenance. As a result a decision was made to have the board schedule weed/grass cutting as needed at the lot owner's expense.
4. **Lake Weed Harvesting.**
 - Viktor mentioned that due to low/no funds this year's lake weed harvesting was eliminated. Viktor assured that 2009 harvesting would be top priority since the last harvest was done in 2006.
 - A lot of discussion followed on this subject led by Kirk Miller about why should the property owners who are not on the lake pay for the lake

maintenance when they do not use the lake. Many of the attendees believed that the lake benefits all lot owners with higher property values including the fact that lake usage and enjoyment is available to all lot owners and therefore per the bylaws dues should come from the general budget. Some of the attendees believed that equal funds should be spent on beautification of the entrance ways and the common areas and not just the lake. It was decided to put this matter to vote.

5. **Snow Removal** - Viktor mentioned that the snow removal has been contracted for the 2008-9 Winter season. There should be snow service with 2 inches or more of snow fall.

6. **Financial Report.**

- Treasurer Venu Vaishya reported on the finances of the association. He pointed out that one owner on Sutton Lane has not paid the dues since 2007 and a lien has been put on the property.
- Secretary Dragi Jovan reported that the 2009 Sutton Lane Septic Field contributions will be increasing to approx. \$250 dollars per household to pay for septic field maintenance fee and taxes. The new board should set up a sub-committee with volunteers from Sutton Lane to investigate the probability of placing the Septic Field maintenance with a private contractor as there appears to be substantial savings that can be realized. Currently Oakland County has one operator visit the site once per month for about 0.5 hours to make system checks. One operator in the course of one day pumps and disposes of the sludge once per year (2007 sludge volume was 12,500 gallons). Commerce Township would allow the move to a private contractor as long as proper liability insurance is maintained to cover any equipment repairs and/or replacement.
- A copy of the current Financial Report is enclosed.

7. **New Business: Election of Officers.** The following were elected to the 2009 Board:

- Viktor Shoneck - President.
- Jim Cote - Vice-President.
- Kirk Miller - Treasurer.
- Sandy Bowers - Secretary.

8. **New Business: General**

The meeting was adjourned at 8:00 PM.