

Annual homeowners meeting minutes 11/11/2020

The meeting was conducted online due to the COVID 19 virus. An invitation for the meeting included a link to Zoom.com and was sent to all the homeowners by email.

Dan Behrendt the board president, started the meeting at 7:08PM. The meeting was attended by 14 homeowners.

Shoshana Janer board secretary, presented the 2021 budget on the screen and Leanne Kimberlin board treasurer, provided detailed explanations on the total collections for the year from annual dues and Marina Membership dues. She explained that the forecasted expenditures are based on last year's expenses with an added amount to account for inflation.

The two largest ongoing expenses are the lake maintenance and the Spring/Summer landscaping maintenance such as regular mowing.

Don Fuller board member, explained that we are planning to begin 2021 with a balance of \$9,260. We are close to net zero income vs. spending.

The annual dues will remain at \$425 per year. Don Fuller explained that we are looking at installing landscaping fabric and a rock covered boat path.

Richard Allinson inquired about the boat that has taken water at the dock and hasn't been claimed by anyone. The boat is still there and we would appreciate for it's owner to claim it.

Next year we plan to invest in general improvements in a couple of areas.

Homeowners expressed their appreciation for the continuous investment in the Phragmites control. The board does not anticipate the cost of Phragmites management to increase. It will be approx. \$2,000 annually for the foreseeable future.

Shoshana Janer asked Don to give a 2 minute explanation to the new homeowners what Phragmites are and our history of controlling these weeds.

Don Fuller explained the history of increasing the annual dues 3 years ago from \$300 to \$425 to have the funds to fight the Phragmites.

Don Fuller went on to explain the stages of the process of controlling: spraying, cutting of the dead Phragmites and burning the cuttings.

Rich Allinson shared how he had cut dead Phragmites at his own lakefront area once the lake froze.

Don Fuller explained the restrictions that the DNR applies on the companies and the process of Phragmites control, however, those restrictions do not apply to private homeowners.

A question was posed regarding who cleans up the leaves off of the streets. Dan Behrendt explained that our landscaper will be doing a Fall cleanup however the streets get cleaned by the county.

Leanne Kimberlin verified that TKM our landscapers, have not performed the Fall cleanup yet. Dan Behrendt will call Oakland county to inquire about streets cleaning.

Leanne Kimberlin said that as far as she knows the county does not come out to clean leaves.

Dan Behrendt reported that we have signed a snow plowing contract with Bob Supreme. The plowing contract will go into effect on November 15th and the streets will be plowed after 2" of snow accumulates on the ground.

We hope to get all the landscaping improvements done in the Spring.

Dan Behrendt asked that Shoshana Janer send out an email informing all homeowners of Bob Supreme's availability for private plowing service.

Dan Behrendt asked for residents to join the board. No one volunteered and a vote was taken for the board to remain in place, all voted in favor.

We shared that the board meets 6-8 times a year as issues arise that require resolution.

Shoshana Janer informed that she will be posting the budget on our Woodbridge Lake website and will be sending an email with the meeting minutes.

The meeting was adjourned.