

# **Woodbridge Lake Homeowners Association**

## **Minutes of Annual Meeting – November 10, 2014**

I – Sign in- There were 24 individuals who attended the meeting

II – Meeting was called to order at 7:01 pm

III – The 2013-2014 Board of Directors introduced themselves to the members present.

### **IV – President's report**

- Association website – Discussed the objectives of the website and encouraged members to register. Over the last two years the board encouraged members/residents signed up on the WLHA website. We will continue that effort to get more people to sign up and begin utilizing the website. The website contains all the information pertaining to WLHA, including Articles of Incorporation, By-laws, Meeting minutes etc. The board has up-to-date email addresses from all but one resident; however, only 23 homeowners have signed on to the website.
- Use restrictions violations - This year we noticed a few members resident in Phase I violated the Use Restrictions. These violations included parking a vehicle on grassy surface, improper location of the basketball hoop, parking campers and boats on their driveways, etc. These were brought to our attention by other residents. The board notified all the members in general and specifically those who were not in compliance with the Use Restrictions. The board ultimately sent out a note to all the members that stated the following:
  - The board will take legal action for future violations
  - Warnings have been ignored in the past; therefore, no warnings will be given to violators going forward. We're taking legal action from now on.
- The boat club path: A tree fell on the boat club path and one of the club members complained asking the board to clear the tree thinking that the tree was in the common area. However, the board determined that it was not so and asked the homeowner from whose property the tree fell to clear it. After removing the tree, the homeowner challenged the location of the boat club path, stating that it encroached on his property. After an exchange of correspondence with the homeowner, the board had a survey done by an external agency and they defined (put stakes) the boat path down to the water. The board had to get this done as there were no records available which defined the location of the boat dock path. The results were furnished to the homeowner, and after 2 months, the home owner agreed that the stakes are in fact correct. The conclusion was that the WLHA owned this area of land. The next board needs to decide how the boat path will be marked going forward. It is suggested that permanent markers need to be put in place to properly define the property. A question was raised about whether we should require the home owner that contested the boundary to bear the cost of the survey. The board might not require it because we now have the documentation of the boat path location and can place markers on it. However, a final decision has not been made.
- The sign at Oakley Park and S. Commerce was in really bad condition, the supporting structure itself was rotted, and had to be completely rebuilt. John Shaw, Don Stutrud, and Mike Mack rehung the sign. All entry signs will require maintenance next year.

### **V – Old business**

## A - Landscaping

- We currently use Above All Services, Inc. for our landscaping services and we have no further bids for the next year. The new Board will need to solicit additional bids, and will have to decide the level of landscaping services appropriate to our subdivision. Because we always seem short on funds, we have continued to purchase the “low bid” level of service which is inferior to that of surrounding subdivisions. We currently use Scott's for our fertilizing service and will probably use them going forward.

## B - Lake maintenance

- This past year, we had the lily pad harvester perform only half of his recommended work (for slightly less than half price), the same as has been done for the past 2-3 years. Prior to that, there were two or three years where we had no harvesting work done because of budget constraints. Failure to maintain the lake on a regular basis has resulted in the appearance of floating “bogs” and the encroachment of weeds along the shore line and into the lake. Without regular and complete maintenance, the lake is under stress, and will eventually become a swamp, which will have a detrimental effect on everybody's property values. The board has decided for 2015 to contract for the recommended level of harvesting (cost is approximately \$4,500 to do a good job) and for chemical treatment of underwater weeds (approximately \$2,500).

## C - Snow removal

- We have a bid of \$2,800 from Bob's Supreme Lawn Care and Snow Removal. We received a quote from only one other service provider, and that was only \$100 less. Since the members present and the board were satisfied with the work of the current provider and had no experience with the lower bidder, it was decided to continue with Bob's Supreme for the 2014-2015 winter season.

## V – Financial report

- The preliminary financial report for 2014 is attached.



WLHOA-2014-Financial-Statement.pdf

The treasurer mentioned that the funds for different categories (General, Septic, Marina) are maintained separately.

- **2014 Collections** – Most of the members except for one paid their assessments on time. The board had to put lien on the remaining one member's property in order to collect the dues. The notices for assessment dues are typically sent around end of January each year. Reminder notices are sent by both regular US Postal service as well as e-mail.

## VI – New business

- **The boat club dock maintenance** – There have been complaints that the boat club dock is in really bad shape and needs maintenance (cleaning and staining). Visual inspection confirms this. The dock has been exposed to the elements and is deteriorating, screws are loosening, and bird feces need to be

removed. There is no record that the boat dock has ever been refurbished since it was installed. Some people believe this is the second dock that has been in place, but there was no way for us to verify it. Although we have money in the Marina account, we will probably need additional funds to carry out the maintenance, given that the one estimate we have so far for the job is \$2,000. The new board will have to determine what work will be performed and what, if anything, will be assessed to the boat club members. The boat club consists of the owners of 18 properties that have a slip in the dock that's deeded to them.

- **Phragmites invasion of lake** – This is a big problem throughout Oakland County, and many communities are addressing it. Phragmites was not present when Woodbridge Lake subdivision was established. This invasive weed has crept into our subdivision over a period of time and only in recent years has shown itself for the problem that it is. Some residents believe that it has already claimed 10 feet or more from our shoreline. Left untreated, experts tell us this invader will claim a large part of the lake, since it grows in depths of water as deep as four feet (and grows to a height above water of up to 15 feet!). Invasive cattails have moved into the lake as well, but the phragmites situation is a more urgent and important issue that we need to deal with.

Experts in combatting phragmites state that an aggressive 3-year treatment program is necessary for this problem to be adequately addressed. Evidently, it is almost impossible to completely eradicate this weed so on-going future treatment will be required. To date, we have received one quote for treatment at a cost of from \$4,000 to \$5,000 per year. The board will be receiving a couple more quotes in the near future. Although the WLHA could conceivably deal with this issue out of current revenue, that would leave the Association with virtually no reserves.

- **Annual assessment** - Our annual general assessments of \$300 per lot have not increased since at least 1998. However, during that same time, the cost of operations (lawn cutting, fertilization, weed control, snow removal, sign painting and reconstruction, dock maintenance, lake maintenance, etc.) has increased each year. The WLHA board over the years has done a good job of minimizing expenditures in the face of higher prices. But the fact is that operating a minimum level has a cost: our subdivision, with its many lovely homes, does not have the amenities of many surrounding subs. The WLHA must be smart in how it spends money; but, it must have money to spend.

It is time to re-examine the issue of annual assessments.

## **VII – Election of 2014-2015 Board**

There was recognition of the service rendered by the current board members. The following members volunteered to be the new members of the Board.

President - Dan Behrendt (Governors Lane)      Vice President- John Jamison (Sutton Lane)

Treasurer- Don Fuller (Sutton Lane)      Secretary - Shoshana Janer (Governors)

We encourage other members/residents to volunteer in the future so that everybody chips in.

## **VIII - Adjournment** - The meeting was adjourned at 8:13 P.M.