

## Summary of Southpointe Square H.O.A. Board Meeting

June 27, 2018

The meeting was called to order by President Kathy Toeppe at 6:32 PM. Roll Call – Present: Ed Andrews, Ken Wonsnowski, Darrick Whitaker, and Josh Walker. Association members present : Rob Johnson, Thomas & Phyllis St Bernard, Denis Novak, Ray & Pam Starll, Pat Kidd, Kevin Perry, Greg Graff, Bill & Brandi Foley, Ray Stanley, Allen & Lana Dedeluk, Gordon & Lynn Smith, Carol Whitaker, Mike & Mary Kay Boczas, Terry & Terry Barnhart, Eric Johnson, Harold Siech, Jerry Mason, Bill & Lana Harris, Barry Sell, Jerry & Sandie Pierce, Nini Riggs, Mike & Amber Swinkey, David & Kimberly Raymond, Janell Reece, Lynn & Jenni Heyman, Robert Boudrie, Dave Toeppe, Sharon Montri, Jeff Myers, Mike Spitulski, Charles Wisler, Ron Gootee, Chris Trperski, and Melania Stroud. Guest present: John & Karen Koehl.

**President Report:** Kathy reported that there were twenty (20) homes that participated in the sub wide garage sale. She introduced John & Karen Koehl as the parents of a money backed to Elm River Enterprises LLC, the owner of 15175 Oak Knoll Drive. They talked about the fact that their son was into the flipper for over two hundred and forty thousand (\$240,000.00) and hope we could see the home that was under construction for the last seven years be completed.

**Treasurer Report:** Ken stated the current checking account balance was nine thousand six hundred dollars and twenty-three cents (\$ 9,600.23). He also said all invoices held have been paid to date. He discussed the spending report on the hand out. Any association member may review the financial records by scheduling a time and date with Ken.

**Secretary Report:** Darrick reported that there was no correspondence of value just the usual offers for credit cards and cable TV. He also stated that there are currently nine (9) liens on file with the Monroe County Register of Deeds. Two for years 2013 to present, one for years 2015 and 2017, two for years 2016 and 2017, and four (4) for year 2017. He stated the lien policy and procedure is on the H.O.A. web site for review.

**Old Business:** The first item was the board review of the side walk quotes for the section the H.O.A. is responsible for at the retention pond on Oak Valley Lane. The low bidder was Universal Construction of Monroe, their bid was one thousand two hundred and fifty dollars (\$1,250.00). A motion by Ed seconded by Josh to accept the bid. There was discussion by members on quality and the specs of the sidewalk installation. The motion carried 5 to 0. Ken reported on the most recent updates to the web Site, the placing of the lien policy and procedures and a link to the Township web site. He also mentioned the new Face Book site for the subdivision. The last item was the board information on the continued legal action against the home under construction at 15175 Oak Knoll Drive. The board stated they will be meeting with our attorney soon to file actions in court to halt construction. The township has given the flipper until July 13, 2018 to complete the home or they will start condemnation procedures against it per statements by the Township Supervisor at several township board meeting this year.

**New Business:** Kathy opened the floor for discussion on the enforcement of the Master Deed restrictions on boat, RV, and trailer storage as found in Article XXV, under nuisances, number 7. Several members spoke to allow unlimited storage from May to November as it was done last year. Kathy

stated that the board had received many complaints of people leaving their units passed November first. The board had decided to revert back to the original requirement, this year and notified several members who exceeded the limit. After comments both for relaxing the requirements and enforcing the requirements the board let the Master Deed requirements stand.

Darrick covered item two of new business, the option to alter the Master Deed in 2019 and what would happen if the association did not alter the Master Deed in 2019. Darrick asked for volunteers to be on a committee to review and propose possible charges to the Master Deed. Volunteers for the Bylaw Committee: Jeff Myers, Brandi Foley, Thomas St Bernard, and Rick Kidd. Volunteers for the Master Deed committee: Roger Kidd and Terry Barnhart. After checking with the H.O.A. attorney Darrick found that the Master Deed must be altered first because it has effects on the bylaws. The alterations must be cross checked with Township, County, and State rules. Darrick will contact all volunteers to address the Master Deed first.

Phyllis St Bernard requested the board to consider the installation of reading book exchange stations in the subdivision. Several members stated they would help supply used books to these stations. The concept is the books would be available to any one to take and read then return. The board stated they will look into the costs and possible locations.

The next board meeting details will be posted on the website.

The meeting was adjourned at 8:20 PM.