



**Meeting Minutes**

# Southpointe Subdivision Association Board Meeting

Wednesday, October 5, 2022 @ 6:00pm  
Monroe Township Offices  
4925 E Dunbar Rd, Monroe, MI 48161

**Meeting called by:** Southpointe HOA Board  
**Facilitator:** HOA Annual Meeting  
**Note taker:** Michael Calabrese – HOA Secretary  
**ATTENDEES:** Homeowners – see sign in sheet  
**ABSENT:** All Board Members Present

## Agenda topics

**President Report: Meeting called to order @ 6:00pm**

**Treasures Report: [REDACTED] with balance with two checks outstanding. Net balance [REDACTED]. See attached Treasurer's Report.**

### Meeting topics:

- **Check Signatures:**
  - **Two signatures required on all checks over \$500. No Discussion**
- **4 Seasons Landscaping:**
  - **Quarterly payments rather than a pay-as-you-go payments that we are currently doing.**
  - **Discussion – out for bid every 2 years**
- **Membership Ballot Vote – 2 year term**

- **Election to add 3 members to the Southpointe HOA board to replace Ed Andrews, Ken Wonsowski and Tim Terry.**
- **Nominees: Kimberly Raymond (25 votes), Amber Swinkey (23 Votes), Brandi Foley (31 votes) and Kathy Toeppe (23 Votes)**
- **Flip of the coin by HOA President resulted in Kathy Toeppe winning the tie for the third board seat.**
- **Ballots were counted by Mike Calabrese, Ed Andrews and Tim Terry to crosscheck results.**
  
- **2022 Dues:**
  - **Board decision of 90 day grace period before filing with court for property lien on late dues payments. Every attempt should be made before taking this action.**
  - **Only two properties outstanding – being addressed via legal.**
  
- **Stevens Disposal – Exclusive to Southpointe Subdivision**
  - **4 residents still need to switch to adhere to contract agreement. (4765 Southpointe, 15107 Peachtree, 15286 Oak Knoll, 5213 Southpointe)**
  - **Discussion - Nicolina Johnson (15107 Peachtree) disapproval of not having a vote on this issue prior to entry into an agreement with Stevens Disposal. A call to follow the by-laws was raised.**
  - **Discussion response – Sec. Calabrese cited by-law Article XI, Section 4, Board of Directors Other Duties and described research performed.**
  - **Final Resolution: Stevens Disposal Case Closed and will proceed as noted above as the sole Trash Removal Service Provider. Should future**

**decisions arise that may affect personal contracts between private residents and contractors/service providers, they will be fully vetted out by the HOA board with proper documentation shared with HOA members either at a special meeting/or annual meeting and brought forth for a vote as needed.**

- **Yard, common area and general upkeep of properties and subdivision**
  - **Discussion – No blowing cut grass into the streets or storm drains. If trees by the sidewalk need to be trimmed and the resident who lives in front of the location cannot do the job, contact a board member.**
  
- **Website / Facebook / Email Blast**
  - **Updated regularly – No Discussion**
  
- **Bank Account – ideas for subdivision improvement (ie. Curbs, trees, etc.) and holiday events. Ideas presented regarding tree trimming, curb replacement in front of driveways, halloween, christmas and other holiday events as well as a possible annual block party.**
  - **Discussion – Tree trimming throughout the neighborhood and leveling uneven sidewalks.**
  
- **Open Business:**
  - **Motion made by Derrick Whitaker 4990 Southpointe to research adding more lighting within the subdivision and finding out what tax assessment would be added to individual residents tax bill. Motion seconded by a**

**member. Motion carried  
unanimously.**

- **Meeting adjourned @ 7:35pm**
- **Motion made by Eric Lindsenmeyer,  
Seconded by Mike Calabrese, Motion  
carried unanimously.**

Discussion		
Conclusions:		
Action items:	Person responsible:	Deadline:

# SOUTHPOINTE HOA Oct 5, 2022

## ANNUAL MEETING

MICHAEL CALABRESE  
Kathy Toeppe & Dave  
Jerry Mason  
Nicolina Johnson

Rob Johnson  
Ernest B. Goodman

Amy & Aaron Mason

Ray & Pam STALL  
Greg & Kim GRAFF

Kim Raymond

Thomas & Phyllis STBERNARD

Denise NOVAK

Tria Sparks-Wright

Jason & Carrie Ivey

Brett Shipman

Jerry & Sandie Treice

Lynn Smith

TIM TERRY

Brandi Foley

Josh Walker

15156 Oak Valley Ln  
5199 Southpointe  
5066 Oakhaven

15107 Peach Tree Ln.

4813 Southpointe

15473 Birchdale Circle

15285 Oak Knoll Dr

15273 OAK KNOLL DR

4837 Southpointe PKWY

15485 Birchdale Circle

4717 Southpointe PKWY

15529 Rutherford Blvd

5213 Southpointe PKWY.

4765 Southpointe PKWY

15428 CRICKET LN

15206 OAK KNOLL

4906 Southpointe PKWY

5135 FOXHILL LN.

15356 Cricket Ln

15264 OAK Valley Ln.

Matt Stanfill  
Darrick Whitake

15351 Cricket lane  
4990 Saultport

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