2013 Annual Meeting Minutes, Sunday April 14, 2013, 7:00 PM

Officers present: President, Chuck Truza; Vice President, Anthony Winters; Secretary, Pat Maloney and Treasurer, Amy Lanier

Call to Order: Chuck Truza, President, called the meeting to order at 7:25 p.m. at the home of Chris and Maureen Najarian. Fifteen (15) households were represented at the meeting.

Chuck welcomed two of the four new neighbors. Wade Tennant and his wife just transferred here from Philadelphia and they have two children. They purchased the Madigan home on Strawberry. Philip Schramm and his family are from Germany and they have purchased the Payne home on Quail Run.

Old Business:

1. Minutes for 2012, as distributed and posted on the SHPA website was approved. Motion made by Chris Najarian and supported by Rick Calice. Motion carried.

2. Financial Report:
   - Amy Lanier presented the Financial Reports and discussed the 2012-2013 plan. (See balance sheet for more details.)
   - Expenses for the current year are in line with the plan and up to date. Only one homeowner's dues are outstanding and that issue is being addressed. The association may have to put a lien on the property.
   - There is an actual operating reserve of $4,877 for the current year.
   - Tennis court reserve is a total of $14,750 after the work that was completed last year.
   - The association will continue to have the $1,500 reserve in the plan for the tennis courts.
   - NOTE: The Association dues are due by May 14. Please mail or deliver to Amy Lanier. Checks should be made payable to Strawberry Park Hill Association.

   GENERAL COMMENT – Ron Kruptizer suggested that the members of the various committees be posted someplace. Chuck Truza agreed that this was a good idea and will post on the website.

3. Committee Reports

   ► Architectural Committee – There were no major items to report from this committee. Two approvals were given recently for the replacement of an existing fence and a play structure. It was suggested that the gazebo needs to be painted and repaired. (Refer to Landscape Committee)
► Landscaping Committee: It was agreed to have Mike’s Tree Surgeon’s provide the fertilization service for the subdivision. Amy Lanier reported that they recommended that we apply four treatments this year instead of three due to last year’s weather and the chance of infestation. It will include the park, cul de sac, detention pond and the area between Adams Point and Strawberry on Adams Road. The total planned cost is $1,700.

Motion to approve made by Ray Heald, and supported by Sue McGinnity. Motion carried.

The condition of the streets in the subdivision was also discussed again this year. It was reiterated that the City does work on a cycle and according to Ray Heald our streets are scheduled to be reviewed for necessary maintenance this year. Chuck Truza, President, will call the City to obtain details. But it would also be beneficial for residents to call and report areas of concern at their specific property location.

Anthony Winters also reported that the snow removal for the common area sidewalks on Shadywood and Quail Run are SHPA responsibility. John Bell who currently does work in the subdivision provided a quote of $300 for the season. Since we are, by City Ordinance, responsible for all walks in front of the commons, we will investigate other bids before the Board makes a decision.

Chuck Truza is also looking into the Adams Road sign lighting which does not seem to be working. We make look into solar energy source. We are also considering regular maintenance for the landscape around the entrance. Also, Chuck is investigating watering possibilities for the Orchard Ridge mound. The City has commonly installed metered connections for other subdivisions.

► Park Maintenance – Tennis Court

Dave reported that there are no major issues with the tennis court. A few minor items were discussed:

- The net needs to be replaced and he is in the process of researching costs for that. One option is to purchase a one year old net online for under $100. He will make a recommendation to the Board for approval of that expenditure.
- Ron Krupitzer asked if there was a way to obtain income from those using the tennis court who are not residents. For example, the tennis coach that the Kistler’s have giving lessons. Chuck Truza will discuss with Brian McCullough to determine if there are issues to do this from a legal standpoint.
- There is a hairline crack in the back that is a result of a flaw when the court was originally constructed. Nothing needs to be done now but Dave will monitor.
- There was a discussion on children riding bikes and skateboards on the court. David’s observation was that it was minimal and when addressed, they do not return. Dave will explore putting up an additional sign if that would be of help.

► New Neighbor Information and Packets: Claire Schmidt was not at the meeting, but she has agreed take on this volunteer activity from Jane Clinton who recently
moved out of the subdivision. Quite a job since we have four new neighbors. Claire will be visiting soon.

► **Summer Picnic:** Megan Bestul and Hayfaa Arwashan have volunteered to coordinate the summer picnic again this year. They will contact other new neighbors with children to see if they would like to assist with this event.

► **Cocktail Party Event:** Carole Sugrue was not able to attend the meeting to provide a report. She will follow up with her team and suggest a possible date with details.

► **Seasonal Events:** Maureen Najarian reported on the Holiday Luminaries. Thanks to everyone who has participated. There are some homes that don't participate. It was suggested that if you are not home on Christmas Eve that you let the committee or neighbors know and they would volunteer to place the luminaries for you.

► **Other Activities**

There were a couple of additional events that were briefly discussed at the meeting. Amanda Winters would like to explore having a Halloween Party and Hayfaa Arwashan suggested an Easter egg hunt for next year. Amanda agreed to follow up on these two initiatives. With all of the new families with children in the sub, this would be great.

► **Job Bank:** Please continue to provide Anne Calice or Amanda Winters with the names of reliable people who have done work at your homes. Also provide the name of companies you had a bad experience. It was agreed last year that the comment should be “would not use” so that as residents we do not malign companies that have done work for us. This information will continue to be listed on the website and can be reached by clicking on the link.

► **Website:** Chuck Truza continues to maintain and update the website. All pertinent documents including minutes of meetings, By Laws, Architectural Review process and Deed details are available for review and downloading.

Any general items/notifications that need to be communicated should be sent to Chuck Truza at ctruza@comcast.net

► **Phone Chain:** The phone chain contacts are updated and available on the SHPA website for use in a situation where immediate communication within the subdivision is necessary. www.michigan-ims.com/SHPA.htm.

**New Business:**

**Review and Approval of 2013/2014 Budget** – Chuck Truza and Amy Lanier reviewed the planned budget which is inline with the previous year’s numbers. Recommendation was to keep the Annual Dues at $200. Motion by was made to accept the new budget by Ray Heald and supported by Sue McGinnity. Motion carried.
Election of Officers – In keeping with our By Laws, two officers, Chuck Truza and Pat Maloney have agreed to stay on the Board for another two year term. Amy Lanier and Anthony Winters will be up for re-election in 2014. Motion made by Margy Truza and supported by Anne Calice. Motion carried.

**Note:** An error was made as to which two Board member positions were up for election. In review, Amy Lanier and Anthony Winters were the two Board members whose positions needed to be filled. They agreed to be nominated again and on April 30th an email vote request was sent out to all residents who attended the Annual meeting. There was more than a majority confirmation and they have been elected to the Board for a two year term.

On May 1, 2013, the Board met via email and selected the following officers for the 2013-2014 term:

Chuck Truza, President  
Anthony Winters, Vice President  
Amy Lanier, Treasurer  
Pat Maloney, Secretary

**Miscellaneous**

**Garage Sale** – There is interest for a Fall Garage Sale. Details to follow. Pat Guibord will coordinate and contact residents to determine who is interested.

With no further discussion, the meeting was adjourned at 8:30PM. Motion made by Margy Truza with support of Amanda Winters. Motion carried.

Respectfully submitted,  
Pat Maloney, Secretary  
4/15/2013