

HVA Board Meeting Minutes: September 13, 2010

Attendance: Songnian Li (President), Nahid Hemati (Vice President), Milos Petrovic (Treasurer), David Schroat (Secretary), Jeff Leonard (Pinnacle)

Pre-meeting Discussion: Jeff reported an electric meter at the N. entrance/pond area has existed for years but DTE reported that it did not exist and could never find it over the years. Finally, DTE recently found it and removed it only to replace it with a new meter. DTE reported that HVA would not be billed for the years of past electric use. Some discussion about reducing running time of pond pump to reduce this new HVA expense. Aqua Tech to be contacted.

I. Call to Order: Meeting started at 5:25pm

II. Co-owner Forum: Jeff reported no residents have contacted him about attending the meeting.

III. July & August minutes accepted and approved.

IV. Open Issues/Old Business:

- Steven-The Fall Newsletter will be posted on the HVA web site. Copies were distributed to resident mailboxes.
- Nahid-A&H was contacted to reduce the sprinkler times on new grass on Chapleau and grass needs to be cut for second time.
- Nahid-Board members responsible for three HVA areas (ponds, irrigation, common areas): Nahid (South pond and Chapleau), Milos (Bell Tower and Timmons), Steven (North pond and N. Bay).
- Milos-MDEQ cancelled mtg. with Board members and they have not rescheduled yet. Some speculation that their delay may be due to recent Kalamazoo river oil spill affecting their staff availability.
- Board will not resume use of water from MDEQ restricted pond until MDEQ decision. All agreed that if permission is granted it needs to be in writing and document placed on file in Pinnacle office.
- Steven-Options reviewed regarding broken pump that affects watering of central entrance. Board decided that since sprinkler system will soon be shut down for Winter, it's best to install a new pump in the Spring. If MDEQ permission is not granted, then resume hook up to city water also in the Spring. Some discussion about Bell Tower landscape. Some residents concerned about condition of grass and trees. A&H reported that grass and trees are stressed, but not dead from lack of water.
- Nahid-Growth of algae causing slippery condition on new asphalt service drive on Chapleau. Several residents reported falls due to scummy layer on the asphalt. A&H reported this is due to increased watering for new grass and inadequate drainage. A&H will pressure wash the algae and will discuss drainage options. Further investigation needed.
- Discussion about some residents complaints about flag not being replaced.
- Milos-New flag and anti-theft device ordered but has not yet arrived.

- Discussion about some residents complaints of trash in neighborhood: increases day of garbage pick up and recycling bins not having lids. Board will look into cost of better containers from Republic. All Board members reported they pick up trash when they can.

V. New Business:

- Continue to complete homeowners email list. It's about 60% complete.
- Nahid-Scio Township police contacted and held meeting with several residents that had safety concerns. Neighborhood Watch program for HVA discussed. Meeting with residents to be planned. Some discussion of an email alert system.
- Community Standards Committees (CSC) with volunteer residents have started meeting. Some discussion about establishing general guidelines and common procedures. One example was establishing guidelines for garden fencing in backyards.
- Some new residents reported not getting bylaws. Jeff can email them a pdf copy.

VI. Financial Report

- Jeff reported delinquency report decreasing. Residents paying dues but not fines.
- Board members reviewed status of list of violations.