

Forest Creek Homeowner's Association
Annual Meeting Minutes - May 16th, 2023

Motion to approve minutes made by Denise Ridenour and seconded by Ryan Enderle.

1. Introductions and News from the Board – Ryan Enderle
 - a. New board members:
 - i. Ryan Enderle (President)
 - ii. Michael Griffioen (Vice President)
 - iii. Katie Austin (Secretary)
 - b. Absent members:
 - i. Clint Bryant
 - ii. Rick Hughes
2. Treasurer's Report – Denise Sauter
 - a. Dues/Special Assessment:
 - i. 27 homeowners still owe both dues and special assessment for 2023. A handful of homeowners owe either the dues or the special assessment (paid one, but not the other).
 - ii. 140 paid online, 109 paid by check.
 - iii. There is a fee for paying online, but it requires less work by the treasurer. She is happy to receive payment by mail or online. This year we lost a small amount of money as we did not adjust the processing fee to account for the special assessment. However, the amount lost was not large enough to warrant concern.
 - iv. Going forward, all association dues payments made by credit card/online will be charged a fee equivalent to the processing fee the association is charged. Homeowners may also pay by check (in person or by mail), to avoid the credit card processing fee.
 - b. Value of being listed with Constant Contact:
 - i. If you aren't already signed up with Constant Contact, it saves the HOA money (paper/postage) and time! Please consider providing an email address.
3. Budget Update – Ryan Enderle (on behalf of Clint Bryant)
 - a. Because of the bylaws' 5% cap on raising dues each year, and the rate of inflation on the services the HOA purchases, the board agreed a special assessment was necessary for 2023. Barring any emergency costs, we should have 13-14% of the annual budget left over at the end of 2023. The bylaws require us to have 10% of the annual budget in reserves at all times. It is a possibility for us to work on changing the bylaws, but this would require legal involvement. Therefore, special assessments are likely to recur, given the cost of operation.

4. Landscape and Lawn Service – Denise Ridenour (on behalf of Rick Hughes)
 - a. Hundich is providing the landscaping and lawn services again this year. Spring cleanup completed, as was weeding and edging. Mowing has commenced. Irrigation is forthcoming. They will be planting annuals in the flower beds in June.
 - b. The city has installed the water meters and the sprinkler system has been activated. There are a few repairs needed (but Rick hasn't seen any costs and details yet).
5. Projects – Ryan Enderle (on behalf of Clint Bryant)
 - a. The phragmites at the pond have been treated.
 - b. Algae at the pond is to be treated in June.
 - c. Tree cutting and removal at the pond was performed in late April. Any branches that had fallen, or were at risk of falling onto the divider fence have been removed. This was a major job. The final cost was \$4,500.
 - d. There is currently no plan to remove the trees that have fallen into the pond. This can be discussed at the next board meeting.
6. Stop Sign Project – Caitlin Murphy
 - a. Caitlin worked with the Troy Traffic Committee to get a Traffic Consultant to assess the intersection of Forest Park and Elm, by the entrance off of South Blvd. Their original recommendation was to erect a Yield sign. Caitlin pushed for a Stop sign. Their request was approved by City Council. The new stop sign should be installed in the next week or so.
7. Sprinkler Backflow Inspection Project - Sarah Bush
 - a. The 2023 Sprinkler Backflow Valve Inspection is upon us. If you are new to the neighborhood and are interested in getting this inspection done at the group rate organized by Graham Bush, please contact Graham or any member of the HOA board. The group rate can be noticeably less expensive than if you plan for an independent plumber service of your own.
8. I-75 Noise Project - Sarah Bush
 - a. MDOT finished their sound study. They found that they are within the federal guidelines related to the number of homes within 500ft and 800ft of the highway. Only 2 subdivisions were deemed eligible for noise mitigation. Our subdivision was not awarded any MDOT funds for it. Loraine Scussel was at another meeting on this topic tonight, otherwise she would have attended.
 - b. It is estimated that it will require \$72million to help mitigate the noise for all affected communities (12 communities in all).
 - c. Please contact our government representatives. It appears that the issues with the most letters/phone calls/emails get the most attention.
 - i. State Rep. Sharon MacDonell D-Troy
 - ii. State Senator Michael Webber R-Rochester Hills,
 - iii. Governor Gretchen Whitmer
9. Questions or Comments from Homeowners

- a. According to the Nextdoor app, there have been a series of car break ins in nearby neighborhoods recently. Lock your cars. Consider not leaving your garage door opener in your vehicle.
- b. There was an accident at around 1:30am last night on Crabapple that took out a 4-post mailbox. Police are involved in the investigation.