



Emerald Pines
HOMEOWNERS ASSOCIATION



Minutes from 2022 Annual Meeting

The annual Emerald Pines Association meeting was held on Tuesday May 3rd, 2022, at 7:00 pm at the Ralph Richardson Community Senior Center of Commerce Township. This was the first in person meeting since April 2019. Having provided proper Notice of Meeting to all co-owners, 27 of 66 (41%) condominium units were represented in person or by proxy and the required Quorum (35%) was met. We appreciate each of you making time to attend the meeting and have your voices heard. The highlights for our 2022 annual meeting are as follows:

OPENING ACKNOWLEDGEMENTS

The meeting was called to order at approximately 7:00 pm by Board of Directors Vice-President, Ron Hall. Also presiding were:

Director - Secretary Nancy Hornberger

Officer - Treasurer, Barb Carl (Boedecker)

New residents were welcome and asked to introduce themselves.

It was announced that Greg was resigning as a Board Member and President for personal reasons. The subdivision truly appreciates all his hard work over the years and commends him for a job well done. Also, we would like to thank his wife Kim for all her hard work as Treasurer for the past couple years.

NEW BUSINESS

Treasurer's Report: 2022-23 Budget, was presented to the attendees. Although the Board of Directors approved budget included no increase to the annual budget of \$425, discussion ensued about the potential for overrunning. The budget had not shown a potential for contributing 10% of the total budget proposed to the reserve fund. **A motion was presented to raise the dues to \$450, and a vote was taken that approved the increase. The dues will be raised to \$450, due 1 June and a new coupon is attached stating the new amount.**

If you have already paid the \$425, please provide payment of an additional \$25.

Open Board of Director Positions

- one 1 year, term ending 2023 annual meeting to replace Greg on the board
- one 2 year term ending 2024 annual meeting (Nancy Hornberger currently serving Brian Nadeau's term after the board elected her to replace him when he moved out of the subdivision and retired from the board)

Jim MacLellan volunteered for a board position. A motion was raised to elect Jim as the President and board representative to replace Greg and he was unanimously confirmed.

Nancy Hornberger agreed to continue on the board. A motion was raised to elect Nancy for a two-year term ending 2024 and she was unanimously confirmed.

OTHER ITEMS

Tree Maintenance -

A newer resident, who was previously a Horticulturist, wanted to share with the residents, two important facts;

- 1) the vines wrapping around the white pines need to be cut to prevent them from killing the trees. It is as simple as cutting the vines near the base of the tree and they will die and fall off.
- 2) the pine needles should not be cleared completely away from the base of the trees as they protect the tree roots.

The board of directors will be walking the subdivision to assess trees that need to be removed in the general commons areas and will send an email to the residents. Also, they will post the date on the website for those interested parties in joining the walk.

Road Maintenance -

Committee was formed to help with issues of the path forward with crack filling, or applying slurry seal coat treatment.

Snowplowing - Residents addressed issue of the damage of the snow plowing and ice build-up near the culdesac on the corner of Emerald Pines Dr and Pinestead. Board and road committee will look into.

Subdivision Picnic - A committee was formed to organize a pot luck picnic sometime in August. Reach out to Josene MacLellan at 248-310-5791, if you are interested in joining the committee. Check our website emeraldpinesassociation.org for updates.

Respectfully Submitted
Emerald Pines Association

Jim MacLellan – President, Director
Ron Hall – Vice President, Director
Nancy Hornberger – Secretary, Director
Barb Carl (Boedecker) – Treasurer

(248) 310-5786
(248) 219-4129
(248) 884-8806
(248) 535-2848

jim.maclellan17@gmail.com
RHall2014@outlook.com
booboobug@comcast.net
blakar@comcast.net