

April 4, 2024

RE: NOTICE OF ANNUAL MEETING - TUESDAY 16 April 2024 (7:00pm - 8:00pm)

Please join us for the annual Emerald Pines Association meeting which will be held on Tuesday April 16, 2024 @ 7pm. This year's meeting will be at the Commerce Township Ralph Richardson Senior Center, 1485 Oakley Park Road (across from Walled Lake Central High School). Please come 10 minutes early to sign in, and make sure we have your latest email address.

Below is the agenda for this year's annual meeting. Should you not be able to attend, please be sure to fill out the attached proxy form and give it to a designated neighbor who will be attending the meeting or a Board member (Jim Boedecker 4064 Cumberland Ct., Dave Sokol 4065 Cumberland Ct., or Jim MacLellan 9298 Pinestead) to cast a vote on your behalf. A quorum is required to proceed with the meeting and vote on any action items.

- Welcome & Check-in
 - a. New resident introductions
 - b. E-mail list sign-up
 - c. Quorum count and call to order
- II. Old Business Brief review of minutes from last year and overview of board actions.
- III. Treasurer's Report
 - a. Overview of Expenditures for 1 Apr 2023 31 Mar 2024
 - b. Board of Director's Budget for 1 Apr 2024 31 Mar 2025, including the annual dues amt for pymt 1 June
- IV. "State" of the Roads Address
- V. By-Laws Discussion/Reminder
 - a. Storage of Trailers, recreational vehicles
 - b. Passenger vehicle parking
 - c. Home Improvements/exterior enhancements/ sheds
 - d. Yard maintenance
 - e. Storage of Trash receptacles /Storage of miscellaneous items in the Commons Area
 - f. Yard Signs require prior Board approval
 - g. Proposed Amendment to Bylaws
- VI. NEW BUSINESS
 - a. Open Director & Officer positions
 - i. Board of Directors EP Association has 2 Directors (staggered 2-year terms by vote of Unit Owners) Kevin Hayes resigned mid-year the first year of his term.
 - ii. Officers Appointed & voted by Directors (President, Vice President, Treasurer, Secretary)
 - b. **VOTE:** Director positions (2 positions must be voted on this year, 1 for a 2 year term and 1 for a 1 year term)
 - c. Any Other Items??
- VII. Meeting Adjournment

Should any of you wish to be considered as a nominee for a Director position, or are willing to serve as an Officer to support our community, please email or call me in advance of the meeting to discuss our needs. Our neighborhood has struggled in the past with getting people to volunteer for the Board, but keep in mind that prior experience is not needed; rather a high level of integrity and honesty will serve everyone well.

We look forward to seeing everyone at the meeting, and welcome your attendance, involvement, and/or thoughts and ideas – all in the spirit of contributing to our beautiful neighborhood.

Kind Regards,

Jim Boedecker
President, Board of Directors
Emerald Pines Association
734-645-9136
blakar@comcast.net
http://www.emeraldpinesassociation.org

Eme	ral	d Pines B	udget Sumr	mary Report	İ	
			r 2023 - Mar 20	Apr 2024-Mar 2025		
		Budget	Actual	Variance	BUDGET	
EXPENSE ITEM - GENERAL FUND (GF)		<u> </u>	AS OF 31 Mar	AS OF 31 Mar		
Entrances/Cul-de-Sac - MULCH	\$	4,469.00	\$4,250.00	\$219.00	\$3,200.00	Q
Flowers in Entrances			\$84.72	(\$84.72)	\$500.00	est
Clean up West End opf West Entrance			-		\$850.00	Q
Snow Removal	\$	4,500.00	\$825.00	\$3,675.00	\$4,500.00	est
Lawn Service Mowing	\$	2,272.00	\$3,374.50	(\$1,102.50)	\$4,050.00	Q - 27 cuts
Fertilization	\$	837.00	\$438.00	\$399.00	\$557.60	Q - 4 apps +grub est
Spring & Fall Cleanup - incl edging & Path Maint	\$	1,558.00	\$1,300.00	\$258.00	\$3,150.00	Q
Weeding	\$	552.00	\$275.00	\$277.00	\$675.00	Q
Shrub pruning in beds	\$	420.00	\$925.00	(\$505.00)	incl in clean-ups	
Park Maintenance	\$	558.00	\$2,585.00	(\$2,027.00)	\$1,215.00	Q
Volleyball Court Roto-till	\$	679.00	\$0.00	\$679.00	\$400.00	est
Subtotal- Landscape Maint. Items	\$	15,845.00	\$14,057.22	\$1,787.78	\$19,097.60	
Insurance	\$	1,366.00	\$1,367.00	(\$1.00)	\$1,503.70	est
Electric (DTE)	\$	525.00	\$532.03	(\$7.03)		est
Tree Removal/Grinding	\$	4,000.00	\$300.00	\$3,700.00	\$4,000.00	est
Sprinklers Maint incl Open/Close & park rep	\$	500.00	\$387.50	\$112.50		est
Meeting Costs	\$	_	\$0.00	\$0.00	, , , , , , , , , , , , , , , , , , , ,	
Stationary & Stamps	\$	150.00	\$47.39	\$102.61	\$100.00	est
Misc	\$	150.00	\$242.98	(\$92.98)		est
EP Web Site - 2 year Fee now 1 yr	\$	300.00	\$70.79	\$229.21		est
Annual Report to State of MI	\$	20.00	\$20.00	\$0.00		est
TOTAL GENERAL FUND EXPENSES		22,856.00	\$17,024.91	\$5,831.09	\$26,306.53	
TOTAL GENERAL FORD EXILENCES	۲	22,000.00	Ψ17,021.01	ψο,σοτ.σο	Ψ20,000.00	
ASSN DUES - \$500 ea X 66 homes	\$	33,000.00	\$33,000.00	\$ -	\$33,000.00	
Fines owed by 1 Jun to reserve funds	Ť	00,000.00	400,000.00	<u> </u>	\$350.00	
					-	
Min. 10% dues to Reserve Fund	-				\$3,300.00	
Total General Fund Budg w/ 10% holdback					\$29,606.53	
Contingency to the General Fund					\$3,393.47	
					, ,, , , ,	
EXPENSE ITEM - RESERVE FUND (RF)						
ROAD REPAIR - crack filling	\$	4,800.00	\$5,085.00	(\$285.00)	\$5,000.00	est
ROAD REPAIR - seal coating	<u> </u>	1,000.00	+ - , - - - - - - - - - -	(+=====)	. ,	2023 est + 10%
SPRINKLER BOX REPLACEMENT	\$	1,000.00	\$117.73	\$882.27	\$0.00	2020 001 1070
ATTORNEY FEES	+	\$0.00	\$5,409.88		\$0.00	
TOTAL RESERVE FUND EXPENSES		\$5,800.00	\$10,612.61	(\$4,812.61)	\$21,720.00	
TOTAL RECERVE FORD EXPENSES		ψ0,000.00	Ψ10,012.01	(ψ+,012.01)	ΨΖ1,720.00	
	Val	10 00 of 2/24/24	Value as of	Change in Value	Potential Change to	
ASSET SUMMMARY	vall	ue as of 3/31/24	3/31/2023	Change in Value	Reserve Fund	
US Treasury Investments	<u> </u>	\$28,999.29			w/NEW BUDGET	
Checking Account	<u> </u>	\$4,894.66	\$28,131.47	,	from 1 Apr 24	
Money Market	<u> </u>	\$31,195.07	\$0.00		to 31 Mar 25	
Reserve Fund Total	_	\$65,089.02	\$57,675.96		\$65,089.02	1 Apr 24 Bal
Total Potential Addition to Reserve a				\$7,043.47		
Potential Reduction	to Re	eserve Fund aft			(\$21,720.00)	
			Estimated	Total Reserve	\$50,412.49	

Revenue:										
	DATE	ACCT Bal	DEBITS	CREDITS	Huntington Money Market	US Treasury Investments	Notes			
Citizens CK Acct Bal as of 3/31/2023		\$28,131.47								
Trf Money to purch US Treasury Bill	11/30/2023		\$18,999.29				Opened via U	JS Treaury Dir	rect from Ck from	om Citizens
Trf Money to Huntinton Money Mrkt	12/12/2023		\$20,000.00				Ck #159 paya	able to EPA		
Trf Money to Huntington CK	12/12/2023		\$5,000.00				Ck #160 paya	able to EPA		
Trf Money to Huntington CK	2/27/2024		\$2,290.66				closout balan	ice		
US Treasury I Bond -opened 10/26/22	as of 3/31/23					\$10,000.00				
Transfer to Huntinton Checking	1/5/2024			\$10,820.00		\$820.00 (\$10,820.00)	interest pd 8.	2%		
Transfer to Huntinton MM from CK	1/1/2024		\$10,820.00	\$10,620.00		(\$10,620.00)				
US Treasury I Bond -opened 1/9/23	as of 3/31/23					\$10,000.00				
DO Treasury i Dona -openea 1/9/23	as of 3/31/23					\$10,000.00	interest to be	paid flutuates	5	
US Treasury 1 yr Bill -opened 11/3/22	as of 3/31/23					\$9,544.49 \$455.51	i=44 4	770/		
Fransfer to Huntington Cking	11/2/2023 11/30/2023			\$10,000.00		(\$10,000.00)	interest pd 4	.77%		
US Treasury 1 yr Bill -opened 11/30/23						\$18,999.29	Interest to be	naid \$1 001	71 5 27%	
50 1100001 J 1 J 1 D 1 1 1 1 1 1 1 1 1 1 1 1 1 1						ψ10,000.20	interest to be	ραια ψ1,001	71, 0.2770	
Huntington Bank Money Market	opened 12/11/23				\$20,000.00					
Turnington Burk money market	12/31/2023				\$46.84		interest pd			
Transfer to Huntinton Money Market	1/11/2024				\$10,820.00		intoroot pu			
	1/31/2024				\$104.35		interest pd			
	2/28/2024				\$110.42		interest pd			
	3/15/2024				(\$5.00)		statement c	hg		
	3/31/2024				\$118.46		interest pd			
					\$31,195.07		, 6			
Huntington Bank Checking	opened 12/11/23			\$5,000.00						
Incentive pd to open accounts	3/19/2024			\$5,000.00			incentive po	<u> </u>		
- trf closeout money from Citizens	2/27/2024			\$2,290.66			oonuve po			
ar closeout money from Guzens	2/2//2024			ΨΖ,Ζ30.00						
Association Dues - Deposits	5/4/2023			\$3,000.00						
	5/11/2023			\$4,500.00						
	6/2/2023			\$9,000.00						
	6/14/2023			\$3,500.00						
	7/5/2023			\$3,000.00						
	7/24/2023			\$4,500.00						
	8/7/2023			\$3,000.00						
	8/23/2023			\$2,000.00						
	9/19/2023			\$250.00						
	12/11/2023			\$250.00			deposited in	Huntington		
Total				\$33,000.00						
SUBTOTAL Financial Transactions		\$28,131.47	\$43,999.29	\$48,400.00	\$31,195.07	\$38,999.29				
F										
Expenses:										
INSURANCE W/BOND			#4 007 00				01 1 11 40			
Wolf-Hulbert - Auto Owners	6/5/2023		\$1,367.00				Check # 13	7		
	Total		\$1,367.00							
DTE ENGERGY										
	4/16/2023		\$18.76				auto pay		1	
	4/16/2023		\$15.73				auto pay			
	5/9/2023		\$14.89				auto pay			
	5/9/2023		\$18.46				auto pay			
	6/6/2023		\$14.89				auto pay			
	6/6/2023		\$18.20				auto pay			
	7/6/2023		\$27.60				auto pay			
	7/6/2023		\$24.54				auto pay			
	8/8/2023		\$29.23				auto pay			
	8/8/2023		\$29.92				auto pay			
	9/6/2023		\$28.84				auto pay			
	0/0/0000		\$29.35				auto pay			
	9/6/2023	+					auto pay		-	
	10/6/2023		\$31.06							
	10/6/2023 10/6/2023		\$30.53				auto pay			
	10/6/2023 10/6/2023 11/6/2023		\$30.53 \$23.95				auto pay			
	10/6/2023 10/6/2023 11/6/2023 11/6/2023		\$30.53 \$23.95 \$23.71				auto pay auto pay			
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023		\$30.53 \$23.95 \$23.71 \$18.70				auto pay auto pay auto pay			
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05				auto pay auto pay auto pay auto pay			
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023 12/6/2023 1/5/2024		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.08				auto pay auto pay auto pay auto pay auto pay			
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05				auto pay auto pay auto pay auto pay auto pay auto pay	Huntington		
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023 12/6/2023 1/5/2024		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.08 \$19.17				auto pay auto pay auto pay auto pay auto pay	Huntington		
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023 12/6/2023 1/5/2024 1/5/2024 2/7/2024		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.08 \$19.17 \$19.01				auto pay auto pay auto pay auto pay auto pay auto pay auto pay	Huntington		
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 11/6/2023 12/6/2023 1/5/2024 1/5/2024 2/7/2024 3/6/2024 3/6/2024		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.08 \$19.17 \$19.01 \$22.12 \$22.22 \$19.02				auto pay auto pay auto pay auto pay auto pay auto pay auto pay auto pay	Huntington		
MILCH	10/6/2023 10/6/2023 11/6/2023 11/6/2023 12/6/2023 12/6/2023 12/6/2024 1/5/2024 2/7/2024 2/7/2024 3/6/2024		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.05 \$19.17 \$19.01 \$22.12 \$22.22				auto pay	Huntington		
MULCH Vaar Round Property	10/6/2023 10/6/2023 11/6/2023 11/6/2023 11/6/2023 12/6/2023 12/6/2024 1/5/2024 2/7/2024 2/7/2024 3/6/2024 Total		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.08 \$19.17 \$19.01 \$22.12 \$22.22 \$19.02				auto pay auto pay		n chook #40	4 Inv 4074
Year Round Property	10/6/2023 10/6/2023 11/6/2023 11/6/2023 11/6/2023 12/6/2023 15/2024 1/5/2024 2/7/2024 2/7/2024 3/6/2024 Total		\$30.53 \$23.95 \$23.71 \$16.05 \$16.08 \$19.17 \$19.01 \$22.12 \$22.22 \$19.02 \$532.03				auto pay	val/relocatio	n-check #13	4 Inv 1274
	10/6/2023 10/6/2023 11/6/2023 11/6/2023 11/6/2023 12/6/2023 12/6/2024 1/5/2024 2/7/2024 2/7/2024 3/6/2024 Total		\$30.53 \$23.95 \$23.71 \$18.70 \$16.05 \$16.08 \$19.17 \$19.01 \$22.12 \$22.22 \$19.02				auto pay			4 Inv 1274

D&D Tree Service	44/7/0000		¢200.00				I 4700 OI-	#450 D	T 6 0	1.4
D&D Tree Service	11/7/2023		\$300.00 \$300.00				Inv 4798 Ck	#156 Remove	Tree from Cu	Il-de-sac
	DATE	CK Acct Bal	DEBITS	CREDITS	Huntington Money Market	US Treasury Investments	Notes			
COMMONS MAINTENANCE	DATE	CK ACCI Bai	DEBITS	CREDITS	Money Market	invesiments	Notes			
Lawn cutting										
Year Round Property Maint	5/24/2023		\$562.50				1 of 6 paym	nents for 27 c	uts; check #	135
Year Round Property Maint	8/3/2023		\$1,687.50				2,3,4 of 6 p	ayments, che	eck #148	
Year Round Property Maint	10/11/2023		\$562.50				Inv 1330 CI	k#154		
Year Round Property Maint	10/31/2023		\$562.00				Inv 1344 Ck#	#155 (final pay	ment for lawn	cutting)
Tota	1		\$3,374.50							
Park Maintenance										
Year Round Property Maint	5/5/2023		\$885.00				Trim brush 2	ft hehind eninl	l ders along por	nd -Ck 134
Year Round Property Maint	10/31/2023		\$1,000.00						down weed fa	
Year Round Property Maint	11/28/2023		\$700.00					Ck #158 Park		
Tota	I		\$2,585.00							
Spring/Fall Cleanup										
Year Round Property Maint	5/5/2023		\$475.00					an up Edging		
Year Round Property Maint	5/5/2023		\$575.00						trash - Ck #1	
Year Round Property Maint Tota	11/28/2023		\$250.00 \$1,300.00				inv # 0001, 0	k # اکان Fall C	leanup up lea	res/debris
lota			\$1,300.00							
Weeding										
Year Round Property Maint	5/5/2023		\$275.00				1 weeding d	uring spring cl	ean up Ck #1	34
									spray used C	
Tota	I		\$275.00							
Schrub Pruning										
Year Round Property Maint	5/5/2023		\$925.00				Trim Bushes	/Trees in Entra	ances & Island	s - Ck #134
Tota	I		\$925.00					-		
FERTILIZATION								-		
Go Green	5/4/2023		\$109.50				Bill pay Ck#	£ 5107	 	
Go Green	5/4/2023		\$109.50					≠ 5107 - Lawn fertili:	zation	
Go Green	8/8/2023		\$109.50					- Lawn fertili:		
Go Green	9/29/2023		\$109.50					- Lawn fertili:		
Tota	I		\$438.00							
SNOW REMOVAL										
Year Round Property Maint	3/31/2024		\$825.00				Check #161	1 - 3 plows @)\$275 ea	
Tota	I .		\$825.00							
LAWN SPRINKLERS										
Sprinkler open & repairs	6/15/2023		\$257.50				bill pay 511	0, John Boe	s	
Sprinkler Box Repair - GF	6/20/2015		\$117.73					R Morley for p		
Sprinkler close	11/13/2023		\$130.00						# for close &	park moves
Tota	I		\$505.23							
ROAD REPAIR/Maintenance)%) for crack	fill	
HD Sealcoating	6/27/2023		\$2,542.50					Check #144		
HD Sealcoating Tota	8/3/2023		\$2,542.50 \$5,085.00				Check #147	1		
Total	1		\$5,085.00							
MISCELLANEOUS										
Painting ent. & street signs	6/14/2023		\$164.61				Reimb. J Ma	cLellan for pa	int & supplies	Ck#139
Flowers for the Front Ent.	6/23/2023		\$84.72						ey for flowers (
Stamps used in prior year	7/27/2023		\$19.53					B Bodecker C		
Road patch	9/26/2023		\$14.56					Jim Bodecker		
Postage, printer ink, bank cks	2/1/2024		\$91.67				Reimb. J Bo	edecker Ck#1	62, \$27.86+\$2	5.95+\$37.86
Tota	1		\$375.09					-	-	
ATTORNEY FEES										
Barris, Scott, Dennis, & Driker	7/21/2023		\$1,086.80				Inv 89172	 Ck #145 Rev	iew of Bylaw	s .
Barris, Scott, Dennis, & Driker	8/3/2023		\$418.95						ch for transfe	
Barris, Scott, Dennis, & Driker	11/15/2023		\$940.50				Inv 89544 0		L	
Barris, Scott, Dennis, & Driker	1/16/2024		\$2,098.13					Huntington B	ill Pay	
Barris, Scott, Dennis, & Driker	2/14/2024		\$865.50				Inv 89939 F	Huntington Bi	ll Pay	
Tota	I		\$5,409.88							
ANNUAL DEPORT COM								1		
ANNUAL REPORT SOM Filing Fee to State of MI	0/00/005		#00.00				Doimh	d lim M1	llon als #455	
Filing Fee to State of MI Tota	9/26/2023		\$20.00 \$20.00				rteimburse	u JIIII IVIACLE	llan - ck #153	,
I ota	1		\$20.00							
EP WEBSITE RENEWAL - 1yr										
Sebastian Tkaczyk	5/2/2023		\$60.00				Website Hos	ting renew th	ru 4/20/24 - bil	l pay #5108
Web Name Silo	7/27/2023		\$10.79					B Bodecker C		
Tota	ı		\$70.79							
TOTAL EVERYORS			007.057.7							
TOTAL EXPENSES			\$27,637.52						-	
Subtotal Chacking Acet cale		¢20 424 47	(\$73,927.47)	\$50,690.66				-	-	
Subtotal Checking Acct only Total Checking only		\$28,131.47	(\$13,9∠1.47)	\$50,690.66 \$ 4,894.66				1	-	
Total Money Market only				¥-7,03-4.00	\$31,195.07					
					,,					
Total US Treasury Investments						\$28,999.29				
								_	_	