

Annual Woodcreek HOA Meeting 10/28/2024 7:00pm

Call to Order: 7:00pm Attendance taken on list at entrance of room

23 recorded In person: Geeta and Amol Dhande, Mark and Martha Willis, Cathy King, Amber Stoppiello, Sanket Sirpotdor, Imran, Joseph Stoppiello, Jonathan Keithler, Mike Belco, Cathy Brya-Rotta, Denise Groulx, Len Sheko, Jameer Arif, Nafis Khan, Sue Deundra, Masood Zafar, Shahzad Khan, Brian Whitbeck, Lynne Rademacher, Ateeq Sheikh, Nikhil Kothari.

16 recorded by Zoom attendance:

Arifa Javed - Lot 73

Maren C.

Jason Capaldi - 42135 Woodcreek Lane

Brian and Maren Cochrane - 41530 Singh

Ryan McCabe - 42151 Woodcreek

Srini - 2632 Woodcreek Ct

Jen Garant - 2645 Woodcreek Ct

Sanket Gujrati - Lot #2

Nicole and Andy Resovsky - 2672 Emily Ct

Alex and Melinda Miller - Lot #88

Iram Momin - Lot #74

Shackelford- 42124 Woodcreek Lane

Khan - 2670 Woodsboro Ct

Terri and Gary Rock - Lot 83

(Mark and Martha Willis in person and zoom attendance to run the zoom for the meeting)

Agenda

Old Business –

- Review 2024 balance sheet -
- Landscape Update – Lilley Rd and Haggerty Rd. berm - \$15,000 planned for the next decade, sustainable trees, bushes & evergreens. Same look and feel along with Lilley. Replaced plants, added grass and mulch.
- Drains Update – Midwest Maintenance cleared drains in pond – Wayne County cleared Wiles Drain; across Haggerty cleared logs contributing to flood stage, clearing in 2023; requested more in 2024; still not low enough – spent \$4500

- Building a Woodcreek Community – Spring Cleanup; Changed Light Bulb; Cleaned White Fences; Cleaned Sconces; Block Party (75 neighbors); Increased Neighbor Communication – Facebook, texts, emails

Imram Jalal – appreciated the work that the board is doing and have done; asked about the beginning and ending balance from last year and this year

Martha addresses the ending and beginning balance since Dave is not present - \$10K and down to \$5K

Cathy Brya Rotta - \$6500 pond cleared: how did the board approve this expense? Yes, approved by the board has the power all contracts – not member approved contracts; board chose to approve based on contractor assessments – 1. Timing - fall is the time to clean this 2. Couldn't see what was going on in the pond

What was the financial state last year? 2023 (\$20K at the end of 2023 vs \$5K at the end of 2024

Ateeq – too much to ask no information was sent about pond; blind sighted; need communication about the pond; spending money without letting all homeowners now; lesson learned across the homeowners' email

Joe responded to questions on amount spent and clearing of the pond – got estimates and started process. Were told about the urgency – reduce the leaf drop that adds to the muck. Trying to minimize impact for next year. It would have been \$13K, but Amber negotiated for them to do the work for half. They started right away. 2 written estimates for only a portion of the work for the same amount – Water Landscapes & Leo's, Spears did it all for \$6500 and did it right away.

Nikhil asked if this is going to cause more erosion.

Martha replied that tree roots and stumps are still there - they are not removed until muck removal and re-grading work is completed. (edited post-meeting).

Nafis Khan – appreciated our work. Board member 2015 -2017; HOA is given power to spend the money. October 1 – safety issue good communication; all the trees disappeared; can see the back of the house from Haggerty; safety for those home along Haggerty; as a board member outlined the multi-year project; in the past they never did anything ; not a value for everyone – this only benefits for one entrance. 1996 plan – we can't read the plan

Lenny – the forest should not have been there. It is a result of 30 years of neglect. This is not a safety issue. Lenny walked out

Martha – appreciated Nafis comments; talked to planning office (Zack); talked to engineers & Bill – natural area not a wetland. The planning office will require us to follow the landscape plan. Codes have changed – access is an issue – gravel the road, clearing brush and shrubs, attributes to safety

Sent Communications, Joe & Amber talked to homeowners near the pond

John – question where is the treasurer? Monitoring of the money – questions Dave Sanders is the treasurer; didn't answer his phone; his term is up

Homeowners are not getting emails; they were asked to sign up to get emails from the HOA

New Business -

- *Shed Bylaws amendment status – currently not allowed per bylaws; we would need to amend this; addressed in Aug/Sept asked Joe Barone -asked for pricing – tabled this can revisit this later – 2/3 majority vote of homeowners*
- *Canton Twp Road Millage project for 2025 - \$75,00 to invest - \$7500 paid into – estimating our scope; asked to prioritize – crack filling least expensive; asphalt repair; concrete very expensive; need feedback from homeowners to address any issues; we will get in line for Millage again*
- *Voting for open Board positions*
- *Financial Context for Future Budgeting – look through dues increase ; adding line for Pond cleanup & drains; future expense for aging infrastructure – entrance brick work, entrances; streets; asked the people who did Tottenham (wait till it falls off); money for reserves; annual dues voted up to 10% to catch up for inflation - \$495; need to build reserves; collected delinquent homeowners – about 4 delinquent; we've had a lot of turnover of homes; state recommendation of 10% for reserves; explained our HOA structure – not under a state law;*

Nikhil – when he was a board member it was raised to \$425, asked to put into a separate in bank account

- *Detention Pond update and proposed work with special assessment*

Martha Reviewed Financials – went through line items of budgets that were emailed on 10/27/2024 sent to all homeowners

Nikhil – questions in the email; landscape update \$15K – 3 tabs

No landscape plans for berms – annual expenditures; have done a lot in the Lilley berm; courts off Singh; did some plantings

Special Assessment money – has this been decided? No more discussion later in the presentation

Jen Garant – question on zoom \$8K HOA we agree to do the special assessment. If we don't agree then we don't have that – dues & special assessments revenue streams. We are ahead either way because we zero out the special assessments. Take the money in and it goes to the pond. Why are we having nice to have when we are in the dire situation of pond/drains. We can put \$2K from Halloween, Block Party, Welcome gifts towards the \$22k. Are we doing a good job in eliminating costs to put towards.

Cathy Rotta – if we eliminate the nice things don't add up to a lot especially for safety

Joe – suggested in the past to remove not important things - nice haves; grew up with single Mother – only necessities; looks at expenses; agrees it is relatively small ; wanted to bring back feeling of community; these nice things are a part of the community; agrees these are necessary – talk to people near you; hard to get to know others in the digital age; kids didn't come through neighborhood at Halloween

This board does value the community activities

Voting for 2 Board Positions

January starts – went over responsibilities – learn about issues – promote recreation, health, safety, contribute to Woodcreek

Calling for Board Nominations

Ateeq Nomination by Cathy Rotta – can do a treasurer job! 21 Votes – FINAL BOARD MEMBER

Nikhil Nomination by Martha – he is gone 3 months – can do a treasurer job 2 Votes

Amber Nomination by Joe – At Large 15 Votes

Nafis Nomination – At Large 20 Votes – FINAL BOARD MEMBER

No Nominations on Zoom

What does it mean to be on the board? Meet every 2 months; seasonal work – need to discuss contracts; involved in meetings based on availability

Most attendees have read the green handout

Reviewed documents that were sent in mailbox – drain system; when at flood stage; water issues with homes; liable of flooding if not taking care of the pond

Sump pumps drain into the HOA drainage system

Over 50 storm drains - repairs; flooding in canton Michigan Ave; know we are affecting the drainage system; this summer we were dry; homeowners mentioned flooding in backyards

Cleared the trees; clean out the sediment

Pausing on the special assessment vote until January. Need to get more estimates . Finding out different ways to handle this problem. Excavate out Muck, suck out the muck, put the muck back in the pond, smell

Need to get 5 estimates; 50 phone calls; conversations about this and to get a more accurate amount for the special assessments.

Nikhil - Proposal dredging on the north side and pipes; after 2024 dredge are already 80%; questioning how much this will work in the future

Martha – remove all the muck, remove the portion of it, shift & drift, what you remove – moves the muck isn't a good solution

Martha announced we are pausing the vote for the special assessment at this time. We do not have a final estimate or plan for the work to be done as we are still gathering information and are not ready. Look for more information before the end of the year. Likely that we will call for a vote in January.

About a special meeting for voting on special assessment: Bylaws specify holding the special meeting – 15 – 30 days after we call the meeting; need to show of quorum 51% of members in good standing must be present or a proxy in advance. Simple majority vote of that quorum. If we don't meet this then the Board can call another meeting in 15- 30 days.

Mike Belco brought information to share information. We will invite him to discuss during the next board meeting.

Adjourn : 9:07 pm