

Woodcreek HOA Annual Meeting

Monday, November 10, 2025 @ 7:00pm

In Person & On Zoom

Motion to Begin Meeting: 1st to Motion - Geeta; 2nd to Motion - Nafis

Attendees: In-person - Martha, Joe & Amber, Geeta & Amol, Nafis, Ateeq, Dan, Cathy, Mike, Terry & Kevin Rock, Nikhil, Denise, Aaron

Zoom – Frances Melendez; Andy Resovsky, Alex Miller, Greg Glenn, Shazad, Sue Deundara, Ryan McCabe, Iram, Jen Garant, Eric Whitted, Brooke Capaldi, Brian, iPhone 15PMS

Recording Started 7:02pm

Old Business

1. 2025 Review of Subdivision Improvements

- Drain and pond work – Frances questioned what the max for the county is - \$10K; Nikhil asked about last year was; cleared out under Haggerty every year; we've done this in the past

Asphalt replacement, crack filling, concrete filling (more than we expected) – we pay matching dollars

- Landscape updates – catch up, big plant last year, replacements giant on Lilley, replacements watering; remove dead tree on Singh; plantings on cul de sacs
- Financial process improvements
- Celebrating community life and progress – shout outs, Cathy asked to have jugs in the cul de sacs; Geeta asked for more volunteers and more jugs

2. Treasurer's Financial Report

- Financial Fiscal Year-To-Date report from Treasurer – *projected; Nikhil liked the reserves; Adam no line item for roads – Martha – will deposit money for 2026; roads aren't that bad per contractor; we just did crack filling; can open roads fund or use the roads millage; Adam said they had to spend so much in the*

beginning to repair originally; Nikhil 10% of our money ; Cathy line item for roads is \$0; Martha paid partial deposit \$2500 to the Township in February; \$0 for this year; 2026 review of budget;

- Forecast future goals in 2026. Nikhil – *why isn't the delinquent dues in the 2026 budget; Joe answered since we don't have the money we aren't including it in the budget. Nikhil dues increase \$545.50. Imram question: will there be a yearly increase – will that continue? Yes, not as painful to do a small jump vs other neighborhoods have made big jumps. Jeff – outstanding dues? Greg Glenn – remove sewage/storm drain in 2025 \$4650 not in 2026. Cost was from inspection in 2025. No inspection in 2026. Kept line item; reserve fund has the amount for drains. Joe answered Greg's question*
Greg questioned how to recover homeowner dues with turnover of homes. A lot of work to get past dues.

New Business

1. Detention Pond - Special Assessment Discussion

- We'll walk through the options we've gathered from contractors, the township and the county. Nikhil stated not to put this problem in writing; don't admit liability – Martha explained it is our responsibility; in contact with Cathy at the County; Adam asked about the other ponds; what is our responsibility; Ateeq explains what he learned from Cathy at the County; Greg asked ownership of water draining since condo's were built, that was a wetland area; is it going into the Wiles Drain? Yes, everything flows into the Wiles Drain; not a direct connection into our pond; Martha explains we need to take responsibility
- We'll also share the decision-making principles that have guided the Board's approach
- Your input is essential as we consider a special assessment to fund pond dredging and regrading. *Martha reviewed the survey questions.*
- Future voting on the special assessment will follow what is outlined in Bylaws Article V, section 6.

Take our Member Survey: Your voice matters.

- Submit your feedback and questions on [the member survey](#) by Sunday,

November 9th.

Ateeq asked homeowners to call Cathy at county – include phone number XXX – XXX - XXXX

Questions from in person and Zoom: Imram thank you for the work put forth; no muck expert possible incrementable cost; could homeowners do this work? Homeowner will drive the backhoe; Martha – very heavy liability – very dangerous to be around the muck like quick sand.

Trying to Restore the volume of the pond

Homeowner request to see the original plans – we can send that out

Zoom comments; Original design to have lots of space – 2,000 cu feet space

Ateeq talks about petition 5 homeowners need to sign. Once that is done, whose taxes go up? Drains manager said increase falls on anyone using the drain, Mannik & Smith, across the street, any area using the Wiles Drain

Township said do not do that – it will increase our taxes indefinitely

Addressed questions on the Zoom – landscape plans for the pond? Township said we can do the work on the pond; won't put money into the landscaping until the pond is cleared

Option to do nothing? Be rolling the dice on a lot of homeowners.

Ateeq – electrical box is under water – rains heavy it is a fear; if we don't do anything the box can

Amber explained the electrical box situation – water level must reach more than halfway to be an issue

2. Board Elections

- **Member Vote to fill 3 Board seats.** Incumbents Geeta Dhande, Joe Stoppiello and Martha Willis are finishing their 2-year terms and are each running again for another 2 year term. The three nominees with the most votes will win the seats.

3. Director Removal Vote

- **Member Vote** to remove current board member Ateeq Sheikh from his Board position.

Voting Results:

- Geeta - 51 votes
- Martha - 48 votes
- Joe - 50 votes
- Ateeq - in favor of removal - 49
- Ateeq - not in favor of removal - 1

Added:

During the final portion of the meeting, two procedural points were raised and are noted for the record:

1. Ballot Counting Participation

A concern was raised regarding Geeta's role in assisting with ballot counting while also appearing on the ballot. The board notes that this year's election was uncontested, with three open board seats and three nominees. No candidate was excluded or defeated, and the vote served as a procedural confirmation. Under Michigan HOA governance norms and the Michigan Nonprofit Corporation Act (MCL 450.2101 et seq.), such uncontested elections do not trigger conflict-of-interest rules for ballot counters. Geeta's participation had no bearing on the outcome, and the process was consistent with past practice and board-approved procedures.

2. Director Remarks Prior to Vote

Ateeq was given and utilized the opportunity to speak prior to the vote. Due to extended member discussion on earlier agenda items, his remarks were brief. The vote proceeded as scheduled, with 46 absentee ballots already submitted in favor of removal, in accordance with the board-approved voting procedure.

Meeting Adjourned at 9:02pm – Motion in Favor – Geeta; 2nd Motion - Joe