

Strawberry Hill Estates Homeowners Association 2012 Minutes

Minutes Approved

The Annual meeting of the Strawberry Hill Estates Homeowners Association (SHEHA) was held on Tuesday April 24, 2012 at 7:30 at the Hamburg Township Senior Center.

- The president called the meeting to order.
- The secretary presented the minutes of the 2011 meeting to the membership and they were approved.
- The treasurer presented the financial report to the membership and it was approved.
- A detailed presentation (attached) was presented about the state of disrepair of the beach and funds needed for deferred and future maintenance. There was significant discussion, and the Park Committee agreed to take the input and revise the budget and proposal.
- Election of Directors
 - Mary McLaughlin, Craig Mestach and Dave Walmroth had been nominated and were re-elected as directors. Dave as President, Mary as Vice President and Secretary, and Craig as Treasurer.
- The President closed the meeting at approximately 9:15.

Treasurer's Report for
Strawberry Hill Estates Homeowners Association

May 25, 2011 – April 23, 2012

Beginning Balance:		\$4,737.40
Deposits:	\$6,551.26	
Debits:	\$5,725.92	
Ending Balance:		\$5,562.74

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Debits: Summer Property Tax:	\$2.46
Winter Property Tax:	\$8.53
Certificate of Tax Exempt Status:	\$20.00
P. O. Box Rental:	\$28.00
Stamps:	\$27.00
Photocopies:	\$6.20
General Liability Insurance:	\$3,089.00
Liability Ins. (Directors):	\$1,023.00
Web and Domain Site:	\$83.88
Hall Deposit:	\$100.00
Attorney (Legal):	\$1,096.32
Lake Assment:	\$197.00
Chain for Park:	\$40.46
Envelopes:	\$4.22

Total Debits:		\$5,725.92
Total Deposits:		\$6,551.26
Ending Balance:		\$5,562.74

*Strawberry Lake Joint Parks
Committee –
2012 Recommendations*

Discussion Agenda

- History of the beach and park
- Overview of the problem
- Financial summary
- Maintenance needed
- Committee recommendation
- Next steps
- Q&A

History

- Original work at was done in 1987 – 1990
 - Residents built seawall, play-scape, structured the beach and volley ball areas, installed boat launch, parking barrier
- Beach and park have been maintained by
 - Volunteer labor
 - Contributions of 12 pontoon owners
 - Contribution of Todd's services
- Families have changed, people are busy, and volunteerism just doesn't work anymore

Overview of the Problem

- No improvements have been done in 22 years
- Park is starting to look unkempt
- There is significant deferred maintenance
- No financial reserve has been built
- The beach and park are a value to everyone, and in fact are jointly owned by both Associations
- Maintenance work to keep what we have is needed now

Financial Summary

- 12 homeowners, out of a total of 127, support *all* maintenance with \$250 each
 - They've contributed \$75,000 over the years
- Income covers youth mowing the grass, the porta-toilet, sand for the beach and volley ball court, rocks for seawall
- Analysis from 2005 indicates real cost is approximately \$6500/year including Todd's Services maintenance *donation* in 2008

Maintenance Needed

Items in DRAFT Budget

- Erosion control south of boat launch
 - As almost all the lakefront property has today
 - Including docks to protect seawall
- Replacement of rotting play-scape
- Replacement of seawall north of launch
- Replacement of rotting picnic tables
- Paid clean-up, tree-trimming, Fall and Spring
- Other misc. expenses that parallel past (swim buoys, road grading, beach shore-up, launch repair, dock repair, etc.)
- Items in out-years very much *draft* – need input

These Aren't Major Improvements

Improvements would be items such as:

- A tennis court
- A permanent cement picnic area with cover
- Electronic entry gate
- Septic and toilet to replace porta-toilet
- Security measures
- Etc.

Committee Recommendation - Revised *Fee for Maintenance*

- All households in the neighborhood see an increase in their Association dues
 - ALL is the philosophy of the road improvement
 - A bit more for two years, then it drops
 - Targeted revenue for Park and Beach
- Committee looked at other options
 - Fees for families, visitors, boat licenses, beach tags for everyone, launch fees
 - Decided “policing” and accounting too costly
- Recommend: \$150 for four years then \$100
- That's \$12.50 a month and then \$8.33!!

Next Steps

- Take input on plan and budget from neighborhood – some Estates comments incorporated
- Address concerns
- If strong legal concerns arise, e.g., questions regarding riparian (use of water) rights, DEQ concerns, etc., get expert attorney opinion
- Take vote of the membership on the dues increase
- Get to work on our park!

NOTICE

Strawberry Hill Estates Association Meeting

Tuesday

April 24, 2012

7:30p

At the Hamburg Township Senior Center

Attendance is requested

Yearly Dues are: \$75.00

If anyone is past due please bring yourself current A.S.A.P.

Also anyone still owing on our attorney fee please pay your obligation

Your neighbors have!

Send Payments and Checks made payable to S.H.E.H.A.

P.O. Box 833, Hamburg, Michigan 48139-0833

If any questions Please Call Treasurer Craig Mestach 734-417-9224