

Strawberry Hill Estates Homeowners Association Annual Meeting Minutes - 2013

Approved

The Annual meeting of the Strawberry Hill Estates Homeowners Association (SHEHA) was held on Tuesday June 25, 2013 at 7:00 p.m.

An Annual Meeting was attempted on May 21, 2013 at 8:00 p.m. but we were two people short of a quorum for the meeting, and thus we were required to re-schedule the Annual Meeting as a Special Meeting.

Agenda:

- The President called the meeting to order and the Roll Call was verified. A quorum was present and verified.
- The Secretary presented to the membership the minutes of the 2012 meeting, and they were approved without comment.
- The Treasurer presented the attached 2012 financial report to the membership, and it was approved without questions.
- New Business – VP and Park Committee Representative, Mary McLaughlin
 - There was a very detailed review of the budget and process for the increase of \$50 per year per homeowner and increase to a recommended \$450 donation for the pontoon lottery. The funding would be targeted to the beach for deferred and future maintenance. It was recognized and appreciated that the Beach Committee has done a very thorough and detailed analysis of the need and projection of the funding to keep the beach and park in good repair. It was also noted that they have communicated with the Township and State about requirements and best practices. The details of the budget is on the website, and the specific wording of the vote is attached. Nearly all of the topics discussed in the previous year were brought up, reviewed and answered again.
 - A Motion was made and seconded to take the vote and record the written ballots provided to the Beach Committee as the record shows in writing. It was agreed to extend the closing of the Estates meeting to a future date to give all the homeowners an opportunity to record their vote.
 - A subsequent Meeting of the Board and of the Beach Committee in October 2013 verified the vote to date. The Meeting was closed by the Board on November 30, 2013. As of the close of the meeting, the Estates approved the ballot with the restrictions described in the ballot, the draft budget v.21 and the recommended increase in pontoon lottery donation.
 - **NOTE: It was requested that the Bluffs Association schedule a special meeting for the vote, but their board was unresponsive. Many Bluffs residents have voted, the majority are in favor, but there has not been a 2/3 recording of votes. When there is a 2/3 vote of the resident of the Bluffs Association, the Bluffs will need to verify the vote and do a Motion to accept.**

- 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 on November 30, 2013.

<u>Name</u>	<u>Address</u>
11 PROXIES	
Sueann King	11036 Indianola
Bell & Sharon Zakoo	5180 Lisch Dr
Severin Bassett	10699 Strawberry Hill Ln
Richard Lawrence	5144 Lisch
ROBERT & NADINE RUSSELL	10835 INDIANOLA
Susan Kotrys	10840 Indianola
Jeff White	10727 Strawberry Hill Lane
Mary McLaughlin	10630 Indianola
Claudia Bristol	5096 Lisch Dr.
Larry Kauter	5099 Lisch Dr
Heidi McElmeel	5117 Lisch Dr.
DAVID WALMROTH.	5120 Lisch Dr
CRAIG Mostrett	5108 Lisch M.
James Roach	5156 Lisch

Strawberry Hill Estates Homeowners Association Annual Meeting Announcement

Your attendance at the annual meeting is appreciated. One-third of the Members in good standing are required for a voting quorum.

Subject: Annual Meeting
Date: Tuesday, May 21, 2013
Time: 8:00 – 9:30 p.m.
Location: Hamburg Township Senior Center

Agenda:

- Roll Call of the Membership (President)
- Minutes of 2012 Meeting (Secretary)
- Treasurer's Report (Treasurer)
 - Accounts report and dues payment summary
 - Legal fee payment from lawsuit report
- New Business
 - Vote to increase annual association dues to provide targeted funding for beach improvements in accordance with beach budget and other documentation on website. (If you do not have web access, please notify Jeff White at 616-821-1252.)
 - Other topics as raised by the membership during the meeting.
- Election of Directors
 - Please contact Mary McLaughlin (734-646-5363 or memc@ieee.org) in advance of the meeting to nominate someone for a Director position. Process is described at: www.strawberryhillestates.org. Note: *Advance nomination is required in the bylaws and must be received 15 days prior to the meeting.* Please call Mary if you have questions.
 - Current Directors and respective Board Officer positions; all have been re-nominated:
 - Treasurer – Craig Mestach
 - Vice President and Secretary – Mary McLaughlin
 - President – David Walmroth
- Close

Dues Reminder: Payment of 2013 dues and legal fee share (if unpaid) is due prior to the meeting start in order to be able to vote. Dues are \$75, and mailing your payments to the address below in advance is appreciated. Please make checks payable to Strawberry Hill Estates Homeowners Association and mail in to the below address. If you have any questions about your dues, contact Craig Mestach at 734-417-9224.

Strawberry Hill Estates Homeowners Association
P. O. Box 833
Hamburg, MI 48139-0833

Strawberry Hill Estates Homeowners Association Annual Meeting Announcement – Special Meeting

Your attendance at the annual meeting is appreciated. One-third of the Members in good standing are required for a voting quorum. We were two people short of a quorum for the meeting scheduled on May 21, and we are required to re-schedule it as a Special Meeting.

PLEASE ATTEND OR SIGN A PROXY.

A Proxy form is attached. If you are unable to attend, please sign the form and send it with the person attending who is your proxy.

Subject: Special Meeting for Annual Meeting
Date: Tuesday, June 25, 2013
Time: 7:00 to approximately 8:30 p.m.
Location: Hamburg Township Senior Center

Agenda (Order is changed to accommodate the joint-special meeting with the Bluffs on New Business Agenda item below):

- Roll Call of the Membership and confirmation of quorum – President Dave Walmroth
 - Please sign in by 7:00 p.m. with Treasurer, Craig Mestach
- New Business – VP and Park Committee Representative, Mary McLaughlin
 - Vote to increase annual association dues to provide targeted funding for beach deferred and future maintenance in accordance with beach budget v.21 and other documentation on website. (If you do not have web access, please notify Jeff White at 616-821-1252.) The Motion is attached and will be read at the meeting.

NOTE: THE BLUFFS ASSOCIATION HAS BEEN REQUESTED TO SCHEDULE A SPECIAL MEETING FOR THIS VOTE AT THE SAME TIME AND PLACE, ABOVE.

REFRESHMENTS WILL BE PROVIDED.

- Minutes of 2012 Meeting (VP and Secretary, Mary McLaughlin)
- Treasurer's Report (Treasurer, Craig Mestach)
- Other New Business as raised by the membership during the meeting.
- Election of Directors
 - Craig Mestach, Mary McLaughlin and David Walmroth have been nominated as Directors. If you wish to nominate another individual please contact Mary McLaughlin (734-646-5363 or memc@ieee.org) 15 days in advance of the meeting to nominate someone for a Director position. Process is described at: www.strawberryhillestates.org.
- Close

Dues Reminder: Payment of 2013 dues and legal fee share (if unpaid) is due prior to the meeting start in order to be able to vote. Dues are \$75, payable to Strawberry Hill Estates Homeowners Association. Mail to SHEHA, P.O. Box 833, Hamburg, MI 48139-0833. If you have any questions about your dues, contact Craig Mestach at 734-417-9224.

Treasurer's Report for
Strawberry Hill Estates Homeowners Association

April 24, 2012 – May 20, 2013

Beginning Balance:		\$5,562.74
Deposits:	\$4,237.22	
Debits:	\$6,807.56	
Ending Balance:		\$2,992.40

Beginning Balance: \$5,562.74

Debits: Summer Property Tax:	\$2.46
Winter Property Tax:	\$8.58
Certificate of Tax Exempt Status:	\$20.00
P. O. Box Rental	\$28.00
Stamps:	\$46.00
Photocopies:	\$14.00
General Liability Insurance:	\$3,089.00
Liability Ins. (Directors):	\$1,023.00
Web and Domain Site:	\$83.88
Hall Deposit:	\$100.00
Attorney (Legal):	\$2,192.64
Lake Assment:	\$192.00
Dues Overpayment Refund:	\$5.00
Bank Service Charge:	\$3.00

Total Debits: \$6,807.56

Total Deposits: \$4,237.22

Ending Balance: \$2,992.40

Strawberry Hill Estates Homeowners Association Annual Meeting Announcement

Your attendance at the annual meeting is appreciated. One-third of the Members in good standing are required for a voting quorum.

Subject: Annual Meeting
Date: Tuesday, May 21, 2013
Time: 8:00 – 9:30 p.m.
Location: Hamburg Township Senior Center

Agenda:

- Roll Call of the Membership (President)
- Minutes of 2012 Meeting (Secretary)
- Treasurer's Report (Treasurer)
 - Accounts report and dues payment summary
 - Legal fee payment from lawsuit report
- New Business
 - Vote to increase annual association dues to provide targeted funding for beach improvements in accordance with beach budget and other documentation on website. (If you do not have web access, please notify Jeff White at 616-821-1252.)
 - Other topics as raised by the membership during the meeting.
- Election of Directors
 - Please contact Mary McLaughlin (734-646-5363 or memc@ieee.org) in advance of the meeting to nominate someone for a Director position. Process is described at: www.strawberryhillestates.org. Note: *Advance nomination is required in the bylaws and must be received 15 days prior to the meeting.* Please call Mary if you have questions.
 - Current Directors and respective Board Officer positions; all have been re-nominated:
 - Treasurer – Craig Mestach
 - Vice President and Secretary – Mary McLaughlin
 - President – David Walmroth
- Close

Dues Reminder: Payment of 2013 dues and legal fee share (if unpaid) is due prior to the meeting start in order to be able to vote. Dues are \$75, and mailing your payments to the address below in advance is appreciated. Please make checks payable to Strawberry Hill Estates Homeowners Association and mail in to the below address. If you have any questions about your dues, contact Craig Mestach at 734-417-9224.

Strawberry Hill Estates Homeowners Association
P. O. Box 833
Hamburg, MI 48139-0833

Strawberry Hill Estate Homeowners Association

Annual Meeting Announcement – Special Meeting

Your Attendance at the Annual Meeting is appreciated. One-third of the members in good standing are required for a voting quorum. We were short of a quorum for the meeting scheduled on May 21, and we are required to re-schedule it as a special meeting.

Please attend or sign a proxy.

A proxy form is attached. If you are unable to attend, please sign the form and send it with the person attending who is your proxy.

Subject: Special Meeting for Annual Meeting
Date: Tuesday, June 25, 2013
Time: 7:00 PM to approximately 8:30 PM
Location: Hamburg Township Senior Center

Agenda:

- *Roll Call of the Membership and confirmation of quorum – *President: Dave Wolmroth*
 - Please sign in by 7:00 PM with – *Treasurer: Craig Mestach*
- **New Business – VP and Park Committee Representative: Mary McLaughlin*
 - Vote to increase annual association dues to provide targeted funding for beach deferred and future maintenance in accordance with beach budget v.21 and other documentation on website. (if you do not have web access, please notify *Jeff White at 616-821-1252*)
- *Minutes of 2012 Meeting – *VP and Secretary: Mary McLaughlin*
- *Treasurers Report – *Treasurer: Craig Mestach*
- *Other new business as raised by the membership during the meeting.
 - Election of Directors:
 - David Walmroth, Mary McLaughlin and Craig Mestach have been nominated as directors. If you wish to nominate another individual please contact Mary McLaughlin (734-646-5363 or memc@ieee.org) 15 days in advance of the meeting to nominate someone for a directors position. Process is described at: www.strawberryhillestates.org
- *Close

Dues Reminder: Payment of 2013 dues and legal fee share (If unpaid) Is due by June 1, 2013. Dues are \$75.00 Payable to Strawberry Hill Estates Homeowner Association or S.H.E.H.A. Mail to S.H.E.H.A. P. O. Box 833 Hamburg, Michigan 48139-0833 If you have any questions about your dues, Contact Craig Mestach at 734-417-9224.

PROXY FORM

Strawberry Hill Estates Homeowners Association

I Hereby Authorize _____ to serve as my proxy and to vote on my behalf at the Special (or re-scheduled annual) meeting on Tuesday June 25, 2013.

I authorize my proxy for ONE OF THE FOLLOWING:

_____ This proxy is a GENERAL proxy for all matters voted upon at the above referred meeting.

_____ This proxy is a SPECIAL proxy for only the matter of an INCREASE in ASSOCIATION DUES.

Printed Name:

Signature

Address:

MOTION: The Strawberry Hill Estate Homeowners Association dues will increase \$50.00 annually (\$4.16 Per Month) per household, and these funds will be targeted to the Park, payable as described in the respective Bylaws for the Association dues. The dues increase is contingent upon:

*Both Associations approving the dues increase.

*Pontoon slip donation increased to \$450.00 annually.

*The initial working budget for the park being Budget v.21 and the budget for the park will be updated annually by the Strawberry Lake Joint Parks Committee. Reporting and expenditures processes are described in the Committee's Roles and Responsibilities which have been approved by Boards of both Associations.

~~*Any Changes or Capital Expenditures done to the park MUST be approved by both Association Boards.~~

*Required legal approval (permits, etc...) will be obtained for any maintenance and/or improvements planned.

*The Parks Committee will set an operating reserve (Savings) for future maintenance to be approved by the Boards of both Associations. When the current bills and operating reserve funding amounts are covered by the \$50.00 portion of the dues, the targeted increase in dues will not be collected from the homeowners until the budget and reserve amounts fall below a positive balance.

_____ Yes, I support an increase of \$50.00 annually.

_____ No, I do not support an increase of \$50.00 annually.

Postcard mailed to all.

Your vote counts! The Beach Committee really would like to have every homeowner voice their opinion on the topic of the beach maintenance fee – yes or no. Please check the appropriate box below, and drop this postcard in the mail.

The Strawberry Hill Estates Homeowners Association and the Strawberry Point Bluffs Homeowners Association dues will increase \$50 annually (\$4.16 per month) per household, and these funds will be targeted to the Park, payable as described in the respective Bylaws for Association dues. The dues increase is contingent upon:

- Both Associations approving the dues increase.
- Pontoon slip donation increased to \$450 annually.
- The initial working budget for the park being Budget v.21, and the budget for the park will be updated annually by the Strawberry Lake Joint Parks Committee. Reporting and expenditure processes are described in the Committee's Roles and Responsibilities which has been approved by the Boards of both Associations.
- Required legal approval (permits, etc.) will be obtained for any maintenance and/or improvements planned.
- The Parks Committee will set an operating reserve (savings) for future maintenance to be approved by the Boards of both Associations. When the current bills and operating reserve funding amounts are covered by the dues, the targeted increase in dues will not be collected from the homeowners until the budget and reserve amounts fall below a positive balance.

Yes, I support an increase of \$50 annually.

No, I do not support an increase of \$50 annually.