

MINUTES OF THE ANNUAL MEETING
Of the
STRAWBERRY HILLS ESTATES HOMEOWNERS ASSOCIATION
May 9, 2002

The Annual Meeting of the members of the Strawberry Hills Estates Homeowner's Association (SHEHA) was held on May 9, 2002 at St. Paul's Lutheran Church, Hamburg, MI. Present were members representing 22 homeowners. The Secretary reported that no person was present for the purpose of objecting to the meeting and that a quorum was present. A copy of the sign-in sheet can be obtained from Bob Henry. Accordingly, President Dick Lawrence called the meeting to order at 7:30 PM.

Minutes of the 2001 Annual Meeting were distributed to the attendees when they signed in and Secretary Bob Henry asked for a motion approving those minutes. The motion was duly made and adopted.

Dick Lawrence gave the President's report touching on the following subjects. The SHEHA website is up and running at <http://strawberrylakepark.org/>. Board minutes and current events are posted on the website and members are invited to visit. Zebra mussels are still a hazard in the lake and are likely to remain so in the foreseeable future. Members should be aware of the danger and take precautions. Gypsy moths no longer appear to be a problem, but if anyone sees them please report that to Livingston County Co-op extension Service in Howell at 517-546-3950. Also, information relating to gypsy moths and other pests can be found at <http://www.msue.msu.edu/ipm/aboutcat.htm>. Please check out the site before spraying. There are still a few radon test kits available and the Board would like feedback from anyone who has used one of the kits. Monroe's was selected as the trash pick-up contractor for both SHEHA and the Strawberry Point Bluffs Subdivision. Members were urged to use Monroe's to reduce the number of trash trucks that must travel our roads and thereby reduce the damage to our roads. More on the roads will follow under new business. Members were also urged to keep all pets from uncontrolled roaming through the neighborhood. Uncontrolled pets endanger other members who are walking or biking in the neighborhood and the wildlife that we enjoy. No progress has been made on the re-write of the By-laws but that remains an action item for next year.

Bob Henry gave the report for Pete Murphy regarding the activities of the Joint Access Committee. The boat ramp was repaired last year, as were the road, the dock, the restroom and a number of picnic tables. Sand was added to the beach and the volleyball court. The seawall was not repaired but will need major repairs soon. A plan and budget are being developed for those repairs. The pig roast was successful and broke even from a financial standpoint. A budget for the coming year has been prepared and presented to the Board for its approval. It will be helpful if members who want to use the Park for large groups will coordinate with Mike Sackett at 231-6647. The Park clean up will be done on March 19th and all members are invited to participate. The sub-wide garage sale will be on Saturday, the 18th. If members would like to participate please let Linda Deegan know. The Committee now has one member from each Board on it and that has made a big improvement in how the Committee is able to function. Nonetheless, the

Committee believes that it needs a set of rules and procedures governing how it is to operate. A new set of rules and procedures has been drafted and will be presented to each Board for approval. The Committee hopes that these rules will be adopted by both Boards and will be in place by mid-summer.

Bob Henry also gave the Secretary's report. The Board held 4 meetings during the past year and took action by consent resolution to approve participation and cost sharing in the Cooperative Lakes Monitoring Program. All Board minutes except for the last meeting are posted on the website.

Copies of the current financial report were distributed to attendees when they signed in, and a copy of the report is attached to these minutes. Jenn Howard reviewed the report and the only discussion concerned unpaid dues. Jenn addressed what steps have taken and will be taken to collect those dues.

Dave Allen gave a very informative report on water sampling and the quality of the water in Strawberry Lake. He described the types of tests that are performed and the frequency of those tests. He also noted that the water quality, while not excellent, is pretty good and seems to be improving yearly. He noted that the tests were time consuming and that he would welcome any help that might be forthcoming.

Under New Business, Dick Lawrence reported that an attempt has been made to get Detroit Edison to repair or replace transformer boxes that are in need of repair or which have become out-of-date. That effort will continue in the coming year. Also, the road surface at the intersection of Strawberry Lake Road and Indianola has been brought to the attention of the Livingston County Road Commission and the Commission has promised that repairs will be made this summer.

Dick also reported on the condition of the roads within the subdivision. A casual examinations of the roads, particularly Lisch and Strawberry Hill, show that the roads surfaces have deteriorated and are in need of significant repairs. Indianola and Gallagher are in better condition but Indianola is starting to deteriorate. Dick and Bob Henry visited the Road Commission and a report of that visit was distributed to attendees as they signed in. A copy of that report is posted on the website and is attached to these minutes. The Road Commission has made it clear that there are no funds available for resurfacing subdivision roads and that it is very unlikely that any such funds will be available in the foreseeable future. However, the Road Commission intends to resurface Strawberry Lake Road next summer. The subdivision roads will be inspected and the surface quality rated by the Commission this summer. If it appears that the roads either need resurfacing now or will likely need resurfacing in the near future, the opportunity exists to contract for resurfacing our streets at the same time. It would be necessary to put together a special assessment district to cover the cost of the project, and while that process has its own cost, the overall cost will likely be lower because: 1) the contract would be let by the Commission, and the price would likely be much less than we could get contracting on our own; and 2) the project administration would be done by, and paid for by, the Commission. By motion duly made and adopted, the membership directed the Board to proceed with the

resurfacing project if the Board determines that it would be in the best interests of the membership to do so.

The final item of business was the election of Board members. A motion was duly made and passed to establish the number of directors at 5 for the coming year. Dick Lawrence presented the nominations from the Board acting as the Nominating Committee. No other nomination having been received, and no discussion having been requested, written ballots were passed out and the members requested to cast their votes. Mr. Henry and Ms. Howard collected the completed ballots. A total of 22 ballots were received and Pat Anderson, Kevin Fillion, Bob Henry, Jenn Howard and Pete Murphy were elected to serve as directors for the coming year and until their successors are elected and seated. The ballots will be retained in the Board's records until the next annual meeting.

No further matters were raised and the meeting was adjourned at 8:50 PM.

Respectfully submitted,

Robert L. Henry
Secretary