

Christian Hills Homeowners Association

Meeting Minutes
November 1, 2016

Opening

The regular meeting of the Christian Hills Homeowners Association was called to order at 7:00pm on November 1, 2016 in Rochester Hills by Mary Ann Watson.

Present

Board Members present – Mary Ann Watson (President), Matt Goolsby (Vice President), Robert Schuler (Treasurer), Kirk Yates (Secretary), Adam Pokowski (Architectural Control Committee Chair) plus 21 homeowners

President Opening Remarks (Mary Ann Watson)

President Watson provided a recap of 2016 including comments on the May Garage Sale, June Ice Cream Social, October Cider and Donuts Social.

Update given on the playground and entrance maintenance. New mulch added to playground, new slide, fall mums planted at entrances

Discussion – member asked if we could re-use mulch from cut down trees. Answer was we may not know what else could be in it and that mulch tends to decompose faster.

Kim Bailiff was thanked for her many years of service as president of the board.

Mrs. Watson shared that the board engaged an attorney for guidance on recommended by-law changes and legal concerns. By-laws were last updated in 1964.

Board members were introduced

Mrs. Watson provided a preview of 2017 plans which included reviving deed restrictions to align with city ordinances, physical enhancements (refreshing entrance sign paint, replacing playset swing chains, remove or repair brick structures at entrances on Avon and Crooks)

Treasurer's Report (Robert Schuler)

Treasurer Schuler provided a report of dues and expenditures for 2016

About 75% of homes pay dues.

Discussion – member asked if we would put liens on properties of non-contributors.
Answer – at this time liens are not placed on properties for non-payment of \$40 annual dues.

Proposed Bylaw changes

Mrs. Watson went through the bylaw changes by Article and Section. Discussion points are summarized:

Article II – Question – are dues mandatory? Answer – not mandatory but by-law change in section 2 defines homeowner as one whose annual dues are current

Question – pertaining to section 3, why only vote per house? Feeling is that a married couple's vote should not be twice as powerful as an unmarried homeowner.

Article III – Pertaining to communication, board will strive to get an email for every homeowner

Question – when is fiscal year? Answer – follow calendar year

Member called for vote to adopt new bylaws as written. Seconded

Discussion: concerning whether homeowners had ample time to review by-laws prior to meeting. Some people thought they did not have enough time and notice to review changes. Others thought they did have enough time and notice. Point was made that by-laws do not impact deed restrictions. Point made that an attorney was engaged and that previous boards have been working on bylaw revisions. Discussion surrounding MCL 450 and its impact on the association. Some people said they could not find bylaws on website. Recommended that new bylaws had been mailed. They were emailed.

Vote called

26 present 17 yes 9 no 18 needed to pass Motion did not pass

Further Discussion: No votes main concerns with language was Article VII: Section I Dues. The language does not specifically state that any increase in dues or special assessments require a vote of members. Board responded that the intent is to require a vote.

Motion and second to adopt new bylaws with understanding that language in Article VII, Section 1 will be amended at a future meeting to clarify any increases in dues or any special assessments require a vote by members.

Vote Called

25 present (one member left meeting) 17 Yes 8 No Motion passes

Requested that board publish calendar of meetings

Election of Officers

Elections held for board officers. Nominations:

President – Mary Ann Watson

Vice President – Matt Goolsby

Treasurer – Robert Schuler

Secretary – Kirk Yates

All nominees were re-elected

Adjournment

Meeting was adjourned at 8:33 pm by Mary Ann Watson.

Minutes submitted by: Kirk Yates