



AURORA PARK HOMEOWNER'S ASSOCIATION

P.O. Box 183067

Shelby Township, MI 48318

APHA Annual meeting minutes from 4/26/22

Attendees: See below for list of attendees. **55 total attendees present. 39 households represented. Quorum achieved (26 required for quorum to vote).**

Location: Shelby Township Municipal Board Room

Time: 7:00 pm to 9:00 pm

Meeting attendees:

<u>Name</u>	<u>Address</u>
Ken Swider	54382 Maple Creek Ct.
Tom Drost	54703 Aurora Park
Cassie Drost	"
Ted Zotos	54808 Aurora Park
Michelle Zotos	"
Gail Bratkowski	54652 Aurora Park
Tracy Litsair	"
Al Holloway	54953 Aurora Park
Marianne Holloway	"
Patti Eisenbraun	54632 Morningside
Tim Brunk	54704 Morningside
Rick Gialamella	54228 Maple Creek Ct
Richard Mullner	54728 Morningside Dr
Jenise Jansen	54099 Aurora Park
Debbie Brillatti	54358 Aurora Park
Dan Hunter	6952 Brookview Dr
Kim Hunter	"
Marianne Gamboa	54067 Aurora Park
Francisco Gamboa	"
Kyle Royston	54719 Morningside
Janet Keller	54440 Maple Creek Ct
Patrick Keller	"
Dan Ruen	54244 Maple Creek Ct
Kim Krajenke	54379 Aurora Park
Allan McLean	54731 Morningside Dr

Karen Seeling	6955 Brookview
Dawn Gregson-Long	54421 Maple Creek Ct
Tina Soubliere	54677 Morningside
Larry Terryn	6987 Brookview Dr
Audrey Terryn	"
Zak Rusak	6920 Brookview Dr
Dominic Demark	54631 Aurora Park
Wendy Demark	"
Doug Lock	54216 Maple Creek Ct
Emily Lock	"
Robert Cason	54235 Aurora Park
Mark Gronowski	6923 Brookview Dr
Margie Gronowski	"
William Toland	54261 Maple Creek Ct
John Zoltowski	54857 Aurora Park
Judy Zoltowski	"
Scott Aniel	54384 Aurora Park
Richard VanSchaik Martinet	54353 Maple Creek Ct
Dennis Monnier	54675 Aurora Park
Dawn Misiakowski	54387 Maple Creek Ct
Anna Szymanski	54459 Maple Creek Ct
Karen Gura	7050 Brookview
Dom Gura	"
Sam Marchese	54320 Maple Creek Ct
Patty Marchese	"
Catherine Gavan	54220 Maple Creek Ct
Sean Gavan	"
Mark Trombley	54035 Aurora Park
Carol Trombley	"
Karl Senkowski	54364 Maple Creek Ct

I. CALL TO ORDER

Meeting called to order at 7:05 EST by Ted Zotos, President APHA

II. ROLL CALL OF OFFICERS

Present – Ted Zotos (Pres), Tom Drost (VP), Ken Swider (Secretary), Gail Bratkowski (Treasurer),
Vacant (5th board position)

III. APPROVAL OF THE AGENDA & MINUTES OF THE REGULAR MEETING (April 13, 2021)

Motion by Ted Zotos, seconded by Tom Drost to approve the meeting agenda and minutes of the meeting on April 13, 2021 (Zoom meeting), motion carried

IV. UPDATE ON ACTIVITIES/ISSUES SINCE LAST MEETING

- Dues continue to be \$200 annually
- Back flow preventer was replaced in 2021 in the wetlands, \$474.00. Must be tested every 5 years
- Discussed replacing/repairing fence at the front entrance. TBD.
- Review Christmas light supplier for next year as lights weren't hung properly
- Reviewed sample violation letter and steps that are taken
- Discussed need to improve metal edging and weeding at front entrance – not complete

V. TREASURER'S REPORT – FINANCIALS

- Beginning balance for 2022, \$10,004.007
- Balance as of 4/6/22, \$16,331.88
- \$156 refunded to 42 lots for street light project. Project needs further discussion and a revote.
- Board consulted with attorney, David Eberhard. Purpose was to better understand the voting procedures and bylaws. Fee is \$375 but haven't received invoice yet.
- Open discussion regarding if the treasurer should be allowed to balance the books and also sign checks. Further investigation needed.
- Scott Aniel noted that if there are any assessments passed in the future and you are selling your home, the buyer needs to be aware and agree to take on the assessment. If the buyer doesn't agree to take on the assessment, then the assessment must be paid in full by the seller before closing. This was brought up because of the light pole project which would have resulted in a \$156 annual assessment for 10 years.

VI. OTHER BUSINESS – OPEN DISCUSSIONS

1. Voting – board positions

- At 8:16 pm, Tom Drost motioned to vote on board positions. Motion seconded by ?????
- Karen Gura nominated Karen Seeling for the position of President. Nomination seconded by Bill Toland. Ted Zotos was nominated for the position of President by Michelle Zotos and motion was seconded by Kyle Roysten. Vote was conducted by show of hands. Karen Seeling received 28 votes and Ted Zotos received 3 votes. **Karen Seeling was elected as President.**
- Larry Terryn nominated himself for an open position on the board, enforcement/assistant. As this was an open position, **the board approved Larry for the position of enforcement/assistant.**
- Catherine Gaven volunteered to serve as an assistant to the Treasurer, Gail Bratkowski.
- Congratulations and welcome to the new board members!

2. Discussion on Commercial vehicles

- There was quite a bit of discussion regarding commercial vehicles.
- It seemed as though the feeling in the meeting regarding commercial vehicles was to do nothing at this time and postpone the discussion until the annual meeting in 2023.

- It was suggested to separate out the verbiage regarding commercial vehicles in the Covenants & Restrictions article II, section 8a so it is a separate line item or possibly change the definition. This would require a vote since it is changing the C&Rs.
 - Many other ideas on how to change the CV definition including CDL license and to check vehicle plate registration
 - Voting that was halted on this issue was at 28 yes, 29 no.
3. Discussion on allowing boats, trailers, RVs on homeowner's premises for 72 hours.
- When we took the vote on this issue, the voting was at 37 yes, 21 no. We of course, stopped the voting as there were questions on what was a pass/fail.
 - The question was asked as to how often someone could park their RV for instance in the driveway? Have it there for 72 hours, remove it for a day and then bring it back? Or should there be some sort of frequency allowed such as one 72 hour period every month?
 - Further discussion will be required on this issue.
4. Conforming mailboxes
- Some discussion regarding conforming mailboxes
 - The vote that was halted on this issue was at 27 yes, 32 no.
 - This issue is fairly straight forward, but further discussion on a revote will need to be done.
5. Street Lights
- For the most part there wasn't much discussion the street lights as time didn't allow.
 - The vote from the fall of 2021 ended up at 38 yes, 30 no.
 - This issue will clearly require more discussion and a special homeowner's meeting (including a DTE person to answer questions) before a revote would take place.
6. The board members do meet throughout the year and do in fact keep minutes. These minutes will be posted on the website moving forward. This wasn't done in the past but will be done moving forward.

One of the key takeaways from the meeting is that all of the homeowner's need to fully understand what exactly is in the bylaws and covenants & restrictions (including board members of course). There was some debate on what the quorum was when voting on different issues and what constituted a pass/fail. With two new board members, the board will have to meet and decide how to handle the understanding of the two documents that govern our neighborhood association. One idea was to reach out to the authors of the bylaws and C&Rs and see if they would be willing to come to a special meeting and explain the contents to anyone that would like to attend.

9:00 pm, meeting adjourned.

