



AURORA PARK HOMEOWNER'S ASSOCIATION

P.O. Box 183067

Shelby Township, MI 48318

APHA Annual meeting minutes from 4/27/23

Attendees: See below for list of homes by lot#. **35 total homes present. Quorum achieved (27 required for quorum to continue with meeting and vote).**

Location: Shelby Township Municipal Board Room

Time: 7:00 pm to 9:00 pm

Homes represented:

Lot numbers: 7, 8, 9, 11, 14, 15, 17, 22, 25, 27, 28, 31, 36, 38, 39, 41, 47, 52, 53, 59, 60, 61, 63, 65, 66, 69, 71, 74, 75, 76, 79, 80, 82, 83, 84

I. CALL TO ORDER

Meeting called to order at 7:05 EST by Tom Drost, Vice President APHA

II. ROLL CALL OF OFFICERS

Present – Karen Seeling (Pres), Tom Drost (VP), Ken Swider (Secretary), Gail Bratkowski (Treasurer), Larry Terryn (Enforcement)

III. APPROVAL OF THE AGENDA & MINUTES OF THE REGULAR MEETING (April 26, 2022)

Motion by Tom Drost, seconded by Larry Terryn to approve the meeting agenda and minutes of the meeting on April 26, 2022, motion carried.

IV. UPDATE ON ACTIVITIES/ISSUES SINCE LAST MEETING

- Dues continue to be \$200 annually
- Assessment for street lights of \$150.00, 1st year
- Discussed DTE's plans for installation of street lights, timing and requirements (more below)
- The board reached out to attorney Robert Shaya for clarification of our governing documents in June 2022. Attached to these minutes are the questions and responses from him. Robert signed our by-laws and covenants & restrictions documents. Both documents are on our website www.aurorapark.net
- A vote on street lights was taken in Nov. 2022. Seventy-five homes participated in the vote (86%). The results were 40 in favor of the lights and 35 in opposition. Thank you everyone for participating.

V. TREASURER'S REPORT – FINANCIALS

- Beginning balance for 2023, \$12,450.46
- Balance as of 4/30/23, \$27,830.65
- Street light payments to DTE will begin the month after the installation is completed (estimated for Aug 2023).
- At the time of our meeting, 67 homes of 87 had already paid 2023 dues. That leaves 20 homes left to collect on. 2nd notices were mailed out.

VI. OTHER BUSINESS – OPEN DISCUSSIONS

1. Voting – board positions
 - At approximately 8:00 pm, Tom Drost motioned to vote on board positions. Motion seconded by Ken Swider.
 - Karen Gura nominated herself for the open board position of Secretary. Nomination seconded by Ken Swider. No one else challenged Karen Gura for the position of Secretary. **Karen Gura was confirmed as Secretary without a challenger.**
 - Congratulations and welcome to our new board member!
2. Neighborhood Sales with Forest Park
 - Our neighborhood sale will take place May 18-20th.
3. Work will begin on street light installation on May 3rd. Locations have already been marked with a wooden stake and MISS DIG has already come around and marked utilities
 - If you have a light post on your property, please mark your sprinkler system and electronic dog fences if you have them.
 - Landscaping is a code violation around transformers and cable/utility boxes. Some landscaping will need to be removed in order to hook up the lights. DTE will not be able to plant the landscaping back due to the code violation. You are encouraged to remove the landscaping and replace it yourself.
 - Any digging in your lawn will be fixed by DTE, but it won't be repaired until the entire project has been completed.
 - DTE has contracted Rauhorn Electric Inc. for the light installation.
 - Estimated timing for the entire project is 90 days.
 - The locations of the street lights have been finalized.
4. Question asked about the road condition of Morningside Dr. Gail Bratkowski has volunteered to reach out to the road commission and see what can be done regarding repairs or replacement.
5. It was noted by a neighbor that it is a violation to block the sidewalk with your vehicle.
6. Please remove Christmas lights/decorations on your home by the end of January of each year.
7. The board will reach out to the board members in Forest Park and ask them to notice homeowners that a lot of tree trimming needs to be done.

8:45 pm, meeting adjourned.