



**AURORA PARK HOMEOWNER'S ASSOCIATION**  
**P.O. Box 183067**

**Shelby Township, MI 48318**

APHA Annual meeting minutes from 4/11/24

Attendees: See below for list of homes by lot#. **18 total homes present. Quorum not achieved (27 required for quorum to continue with meeting and vote). Meeting was informational only.**

Location: Shelby Township Municipal Board Room

Time: 7:00 pm to 9:00 pm

Homes represented:

Lot numbers: 8, 9, 14, 15, 25, 27, 28, 36, 39, 47, 63, 66, 75, 76, 79, 82, 83, 84

**CALL TO ORDER**

Meeting called to order at 7:04 EST by Tom Drost, Vice President APHA

**I. ROLL CALL OF OFFICERS**

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

**II. APPROVAL OF THE AGENDA & MINUTES OF THE REGULAR MEETING (April 27, 2023)**

Agenda and Minutes could not be approved, quorum not established.

**III. UPDATE ON ACTIVITIES/ISSUES SINCE LAST MEETING**

- Dues continue to be \$200 annually.
- Assessment for streetlights of \$150.00, 2<sup>nd</sup> year.
- Landscaping to west side of front entrance was completed.
- Streetlights were installed project completed.

**IV. TREASURER'S REPORT – FINANCIALS**

- Beginning balance for 2024, \$10233.52
- At the time of our meeting, 69 homes of 87 had already paid 2024 dues. That leaves 18 homes left to collect on. 2<sup>nd</sup> notices were mailed out 4/10/24.

**V. OTHER BUSINESS – OPEN DISCUSSIONS**

1. Voting – board positions

- Tom Drost asked if anyone was interested in running for the open positions of President, Treasurer & Enforcement.
  - Robert Cason was nominated for President by Patrick Keller. Bob respectfully declined the nomination, he is not interested at this time. However, Bob did volunteer for special projects or committees during the year as needed. Thank you Bob!
  - Gail Bratkowski renominated Karen Seeling for President. Seconded by Wendy Demark. Karen Seeling is President for a 2-year term. Thank you Karen!
  - No one new was interested in filling the other two open positions of Treasurer & Enforcement.
  - Gail Bratkowski nominated Larry Terryn to replace her as Treasurer. Dominic Demark seconded the nomination. Thank you Larry!
  - Gail volunteered to stay on the Board as assistant treasurer. Gail has been instrumental in her 20+ years of service as treasurer in keeping costs down and ensuring things run smoothly. Due to her years of experience and depth of knowledge she will be greatly missed. 😊 Thank you Gail for all you have done for the Aurora Park Homeowners Association. Your years of service and commitment are deeply appreciated by all!
  - No one else stepped up to volunteer for the Enforcement position so it is now vacant.
  - Next year there will be 3 positions open Vice President, Secretary & Enforcement.
2. Annual Sub Sale with Forest Park
- Our annual sub sale will take place May 16, 17 & 18<sup>th</sup> from 9am – 5pm. All are welcome to participate.
3. Discussion regarding emails for HOA Meeting & Dues Notices not received. Some homeowners with comcast.net addresses did not receive the notice but others did. Also, some people had the notice go to their junk or spam boxes. The board no longer mails correspondence using the US mail due to the high cost of postage and the availability of online resources.
- All emails from the Aurora Park Homeowners Association will come from [AuroraParkHOA@gmail.com](mailto:AuroraParkHOA@gmail.com) If you add this address to your contact list, when you receive emails from the board they shouldn't go to junk or spam.
  - The Meeting & Dues notice was also posted to the Aurora Park Subdivision Facebook page.
  - The notice was also posted to the Aurora Park website at [Aurorapark.net](http://Aurorapark.net)
  - Finally, signage was posted at the front of the subdivision with the meeting date and time as well as the due date for annual dues.
4. Planned Improvements for 2024
- Electrical work at front entrance.
  - Landscaping edging and stones for island at front entrance.
5. Other Topics

- Update on Morningside road condition: Gail called the Twp. and the Macomb County Road Commission. We are on the list for repairs and have been for seven years. They fix the road based on necessity and there are other roads in worse shape in the twp. that need to be repaired first. Until they repair it they will keep coming out and repatching. Gail will reach out again this spring.
6. Open Discussion
- Sidewalks throughout the sub are marked with green X's for repair or replacement. Hiring your own contractor is usually cheaper than having the Twp do it if you can find a contractor to do such a small concrete job. Last time the Twp hired a shotty contractor and they did terrible work.
  - The Board is requesting a committee of homeowners to assemble to see if it would be feasible to have a contractor bid the whole sub for sidewalk repair or replacement where needed. In order to participate in having your sidewalk repair done as part of the whole sub quote, homeowners will have to prepay for the work to be done.

7:50 pm, meeting adjourned.