

Heritage Park/EPN
ANNUAL MEETING 4-17-2018
Johnson Middle School

Meeting called to order:

Annual meeting began at approximately 7:00

Roll Call:

Board Members Present:

Ed Caldwell, Janet Ghareeb, Jodi Jasin and Theresa Turri

Absent: Michael Bradford

Jo Ann Thureau (TPGMC) community manager for Heritage Park/Emerald Pointe North Condo Association.

Introduction of current board & community manager:

Board introductions were done.

Financial Report:

Jo Ann Thureau went over the figures in the financial report, including the balance of \$166,943.75, road reserve, just over \$50,000, money market account \$60,950 and money in the general reserve for other projects and savings account so money can be moved if necessary.

Condo association updates:

Road repair: Ed Caldwell and Jo Ann Thureau discussed the need to contact a company for road repairs. Area south of Meghan Lane would need to be done first. It is difficult to get contractors at this point as the complex is not a large project. Recap: The reason for the \$10.00 increase in homeowner association dues in 2015 was for future road repairs and maintenance.

Spring and Summer maintenance: Ed Caldwell discussed the need for cleaning edges of the pond which needs to be done every couple years and not sure if the fountain should be restored due to low water. Mulching will be done where needed in the complex.

Ed Caldwell reminded owners that weed and feed on their lawns were necessary, garage lights need to be on at dusk – if you notice a neighbor has lights out or does not have them on, kindly notify them. Also mentioned - the garbage and recycle containers need to be hidden from view. The board will be going around and sending letters out to owners in violation.

The garage sale for the complex was cancelled due to low participation. May 4-5 the City of Westland will be having a free yard sale. Owners can go on the website and list items for sale or what someone might be selling. The rain date will be the following weekend.

Free bulk item drop off for the City of Westland is scheduled for September 22nd.

Reminder that overnight street parking is allowed with parking permit only. There was further discussion from the floor on owners who are not following the guidelines of the By-Laws with parking and various trailers/boats parked in the driveway.

Fencing and outside improvements: There was discussion on what type of fencing was allowed and a reminder that all outside improvements must be approved by the board.

Board Elections:

There are currently two positions on the Board of Directors for Heritage Park/EPN. There were not any nominations for the open positions – Secretary and Treasurer. There was not a quorum of homeowners and therefore the same board members would stay.

Open Discussion:

Jo Ann advised the homeowners that the security company we were using had been bought out by another company. The new company indicated that they were not going to service our complex any longer. Further discussion was if we needed to continue this type of service.

There was discussion on the snow plowing from Ron Nowaske which was done this past season and that we should possibly start looking for more bids. Jo Ann indicated that she will talk to the current company to put more salt down on the roads. There was a concern by Ron on the snow plowing causing more damage to the roads if not done properly. Ron also warned of the sightings of Coyotes around the area of Koppernick and Emerald Ln. W. They can be a danger to small pets.

Adjournment:

A motion was made by Tommie Shell to adjourn the meeting. This was seconded by Ed Caldwell. Meeting adjourned at 7:50