



**Mt. Royal Subdivision
Commerce Township, Michigan**



Wednesday, February 28, 2024, Mt. Royal Subdivision Board Meeting at Richardson Center - corrected

Board Members in attendance –All (9 of 9)

Dana Swan– President

Don Moroney – Vice President

Marshall Maybrier – Beach

Jamie Leggat – Communications

Cyndi King - Treasurer

Sue Hargrave – Membership

Damon Jaroslowski - Beach

Brian Moore – Roads

Jennifer Kreutzer - Secretary

Dana Swan, President, called the meeting to order at 7:03PM

Secretary: Jennifer read October Meeting Minutes.

Dana made MOTION to accept minutes

Marshall 2nd the MOTION

Discussion:

Cyndi made a correction to the Year to Date Income for September to reflect: \$87,639.95

Dana made MOTION to accept minutes as amended

All in Favor -- **MOTION Passed**

President – Dana

Each of your project budgets need to be completed and ready to go for April's General Membership Meeting.

Vice President – Don

2024 Budgets are needed for each category. Let's be prepared so we know what we are presenting at April's meeting

Membership - Sue

1. 2023 Year End: Out of our 489 properties almost 83% are paid in full.
2. Outstanding balance is still \$114,483
3. 2024 Invoices are created and ready to send to printer after clarifications from tonight's meeting.

Comment: Cyndi noted that membership is doing an excellent job. Glad our neighborhood dues are \$235. Suggests an agenda for every board meeting.

Treasurer – Cyndi

1. Cyndi emailed out to the Board the February financials and asked it be posted to the Website.
2. Also sent out a second email with the Budgets

3. Wants to do a power point presentation in the next meeting and at the April meeting. The presentation will detail how each department is supposed to come to the Board for approval, etc. Gave sample pages of the power point for the Board to review.

Jennifer mentioned didn't receive the (2) emails Cyndi sent.

Damon sent a text asking about the debit card access and it was just not answered.

Discussion erupted over conflicting interpretations of how Board Chairpersons can spend funds. The Board talked through example: Beach current Balance of \$4,060 - the Beach Chairperson(s) are able to spend 75% of that current balance how they choose to for improvements to our Beach.

The Beach Chairperson(s) again requested access to a debit card so they can place orders, many online, for Beach items.

Cyndi made a MOTION to have the Board vote to give the Beach Chairperson(s) access to a bank debit card.

Jennifer 2nd the MOTION

Discussion:

Sue asked how is the money being put on the debit card, how are we managing this so we don't go over budget. Further discussion & request that the Beach stays within the 75% of the current Beach balance.

Board Voted: **MOTION Passed** (8 to 1)

Dana asked about the \$5,000 check that we got back from the township. Cyndi said yes it was received.

Roads- Brian

1. Getting pricing back for patching roads and to get some ditches fixed up around Ponderosa / Polvadera area.
2. Will get out to cold patch soon around the neighborhood.
3. Still missing a few signs and have speed bumps maintenance to do.

Dana: What about the salting of the streets. Brian answered he has called him once to do salting.

We do pay for salting on the streets that have hills - when Brian calls for it to be done. 2023 payments for salting roads is showing more than services rendered. Going forward the Treasurer should not pay a salting roads invoice until confirming with Brian, Roads Chairperson, that salting was requested by Brian and was completed.

No further questions

Beach – Marshall and Damon

1. Damon: we will have a Budget for all expenses over \$500 for April Meeting.
2. Beach chair(s) were asked by members, after the tragic passing of Carl Ikes, if something could be done down at the Beach. A memorial plaque for Carl will be placed on the back of one of the benches facing the water on Beach Open morning. Carl Ikes was a big part of the Beach and Lake community.
3. A New Fire Ring - currently in the design process.
4. Porta Johns – Damon has a contact for the purchase of 3 Porta Johns with 1 of the 3 being Handicap Accessible. Board questioned money savings, etc. Damon went through the proposal details of purchase vs. continuing to rent.

Question: Dana: Who has access to the Cameras?

Marshall answered: He doesn't. Never had access to the cameras. Marshall will get the access to the President.

Don: Any concerns about getting fresh water down at the beach? Wants it to be a priority – worried about kids getting hurt and not having fresh water at beach.

Damon answered: He and Marshall are having conversations regarding freshwater at the beach. That involves a well and a shed. A big project.

No further questions.

Communication – Jamie

1. Board confirmed the 2024 Event dates so the Mt. Royaler and invoices can go to print.

Dana asked why the meeting minutes on the website end at March 2023

Jamie answered she's never had access to the Website, that Jason Henderson helps her with that.

Jennifer: She organized all the meeting minutes from Joel, both on computer and in a notebook. She will forward them to Jamie and Jason to post to our website tomorrow morning. Looking to fill in the gaps and to find past years meeting minutes 2020, 2019, 2018, etc. Needs help from the Board on where to find these past year's minutes.

Unfinished Business (Old Business)

1. Dana addressed a new letter drafted for Joyce Austin's request regarding her property 290 Polvadera. Marshall and Joyce have disagreement on what Jay James' (from the Township) recommendation is to be written in the letter.

After much discussion, Marshall made a MOTION: To amend the letter to allow (2) road accesses, not (3), for the property.

Jennifer 2nd the MOTION

Discussion:

Board Voted: **MOTION Passed** (9 to 0)

Marshall and Joyce will meet with Jay James at the Township tomorrow morning to re-write the letter to reflect the Board's decision to allow (2) road accesses for the property.

2. Sue clarified Voting rules and that they are written in the Invoices going out in March. The use of Colored Index cards for membership voting. One vote per paid property/sidwell.

New Business Discussion

Sue: Are we going to allow proxy voting for residents who are not available to attend the General Membership meeting? She handed out and read the sample Proxy.

Jennifer suggested to remove the Board as an option to be the Proxy.

Don doesn't like the Proxy, questions how and if it would account towards the Quorum needed for voting.

Marshall clarified: All By-Law changes / additions must be voted on by the membership.

This can be an Agenda item for the April meeting. Suggested that the Board should have the Proxy form cleaned up to show the membership.

Board Voted: **Passed** (8 to 1)

Don made a MOTION to Adjourn the meeting

Marshall 2nd the MOTION

Board Meeting Adjourned at 9:00PM