



All Board Members are in attendance.

Meeting called to order by Todd Martin 7:45

Last minute venue change. Richardson Center was unavailable due to lack of parking because of a soccer game.

A of 2:00 pm yesterday Kevin Smith resigned and is no longer a Mt. Royal resident that is why Todd is running the meeting

Thank you also to all the Special event coordinators, without all of you we could not have a thriving, successful, and fun neighborhood.

Membership reviewed minutes from 2018 minutes.

Motion to accept minutes made by Joel Manosky, 2nd by Jim Ceaser

All in Favor, Approved.

Motion passed

Introduction of Board Members.

Vice President – Todd Martin

Daniela Federico – Secretary

Susan Holden- Membership

Chuck Sansom – Beach Cochair

Dana Swan – Beach Cochair

Matt Hawkins- Communications

Bob Husack - Treasure

Brian Moore – Roads

BEACH

Beach open will be this coming Saturday, April 27th, 2019. – Rain or Shine

Please help in supporting this event. We tend to see all the same faces every year and we could always use all the help we can get, even if it is for an hour or two.

Beach Issues –

We have concrete that is receding, which can cause potential injury if not taken care of.



Gate repositioning – We will be moving forward with the repositioning of the main gates. We are also going to be replacing the fence that has come down around the porta john facilities.

We intend to put a sidewalk from the gate to the pavilion. We are needed to be accessible for handicap access. This is the best economical solution for us to do this. The master gate key will be at the pavilion entrance. We will no longer be using the existing main gate on a day to day basis. It will no longer be in operation.

We would also like to put a matching roof on the shed to match the pavilion and we would like to put 5 more picnic tables together.

Our Seawall is receding as well, leaving a gap. Please be aware while you are in the water and on the sidewalk.

Membership – Last year 2018 was the first year that Mt. Royal hit 80%. It was a great year.

The people who do not pay their dues on time does eventually come back to the association. In 2018 we had a least a dozen of a \$1,000 each on homes in back dues.

Roads – We will try to start patching roads, and painting the Speed bumps when the weather breaks around late May.

What are the chances of getting speedbumps?

How much is a speed bump – old price was \$1,500.00.

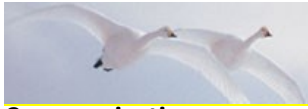
There is an issue with speeding down Ridgemont through Sherbrook.

The culvert at 4620 Vandalia – Brian will check it out.

End of Ridgemont at the point –There are a few big holes that are and will be in the quote and hopefully addressed.

Treasure REPORT

See attached page. Our special projects



Mt. Royal Subdivision Commerce Township, Michigan



Communications

If there are any concerns with what is going on with Golf carts, vandalism or anything that you need to address, contact Matt. We will use the Facebook page as much as possible to get the word out to help support and protect our community.

Golf Cart awareness - We are not responsible for Golf Cart and kids. Parents, talk to your children.

FB is the way to do it- post it! Shame works.

Jack Holden Fireworks – This year we are scheduled for Saturday the 29th of June same Company same event! The fireworks fund also pays for the sheriff on the lake all summer. Next year the fireworks board Two barges.

SPECIAL EVENTS

Family Funday, always happens the Sunday after Labor Day.

Family Fun Day – Sept 8th.

July 27th Steak Roast always the last Saturday in July – Same band- no at the gate admission. Prepaid tickets only. 21 and over event.

2 Fridays before Halloween – pumpkin carving party

OPEN COMMENTS – 2018 unfinished business – gate – in the process.

2019 Board Re- elections

Dana Swan

Susan Holden

Todd Martin

Nominate – Joel Monasky made a motion to appoint Marshall Maybrier for a spot on the board – 2nd Rusty

Marshall is a 21-year resident.

Nominate - Maher made a motion to appoint Dan Thompson for a spot on the board. Debbie Moore 2nd the motion

Dan is a 13-year resident.

The board members are elected for a spot on the board, not a position. Within 10 days of the General Membership Meeting we will appoint the positions.



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



Marshall Maybrier – 37 votes

Dan Thompson – 21 votes

MARSHALL MAYBER

Motion to accept 3 reelected made by Dean Gidlaw 2nd by Carl Ickes.

NEW BUSINESS

Is there interest in bringing in Detroit City Water? NO

Budget approval - motion to accept general membership fund as written made by Keith Kern and 2nd by Don Maroney.

All in favor – Motion passed

QuickBooks is the preferred and most recommended system.

Motion made by Fred Webber to approve the budget for Beach 2019 2nd by Keith Kern.

All in favor – motion passed.

NEW BUSINESS

Boat Launch –

Tiffany Guffery – live on Creedmoor – ruined two props.

Quote from Rick at American Marine. There was a permitted applied for, which is good for 5 years. This quote includes clearing out the canal and add extra spoils to the property. This also includes removing the existing ramp, excavate new grates from 0 inches to no less than 48 inches, install new base using 21 double Crushed limestone, and install precast boat slab ramps. The quote was \$38,398.00, which is less than what it was expected to be.

American Marine is a very reputable and reliable company.

This process would take at least 5 days. You still could get your boat in while the work was being done.

When would this take place depends on the permits pulled and depends on the state approval.

Boat ramp needs to be fixed. The problem that the power loading that is going on is creating a mound of rocks, the boats that have lower drag are hitting this mound creating damage to props. Some pontoon trailers also have been getting stuck because they are a little wider.

Rusty special assessment.

This would already come from the Beach fund, the beach keys that are already sold; not the roads fund.



Discussion on where and how the beach ramp will get paid.

Rusty Rossman suggested to explore the option to start a special assessment for the boat ramp for anybody that has access to the beach and buys a beach key. This would include upper and lower Mt. Royal. If you buy a beach key you are apart of that special assessment.

We have about 250 people that purchase a beach key.

A motion to pursue the option of boat ramp renovation made by the option to Tim Burzynski ,2nd by Cory Guthrie

All in favor- motion passed.

Motion to make change the bylaws to make everyone beach mandatory the whole association to pay for a beach key in upper and lower Mt. Royal made by Keith Kern 2nd by Tiffany Burzynski.

Proposal is to combine both general and beach dues for a single fee to both upper and lower Mt. Royal.

This needs to be voted upon.

All in Favor- 42

Opposed- 16

Motion passed. To be discussed at 2020 Next year agenda.

Evan Egrin lives on Ridgemont and Sherbrook. The culverts/drains are full and not flowing properly.

Motion to investigate the dredging of the property on Sherbrook and Ridgemont canal made by Evan Egrin 2 Joel Monasky.

All in Favor - 9

Opposed - 19

Motion Failed.

This is an issue that needs to be addressed to the Commerce Township board.

Garbage bids are discussing new options. Rusty Rossman.

Travis Pennington – speed issue addressed.

Motion to Adjourn meeting made by Dean Gidlaw and 2nd Joel Monasky

9:26 Meeting Adjourned.