



Wednesday, August 27, 2025, Mt. Royal Subdivision Board Meeting at Beach

Board Members in attendance – (9 of 9)

Travis Pennington– President

Jamie Leggat – Vice President

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Brian Moore – Roads

Bob Martin– Communications

Jennifer Kreutzer - Secretary

President - Travis called the meeting to order at 7:00 PM

Secretary – Jennifer Read the July 23th Minutes

Sue made MOTION to accept corrected minutes. Jamie 2nd MOTION

All in favor – 9 All opposed – 0 MOTION PASSED

Vice President –Jamie Nothing to report

Membership - Sue

368 properties out of 489 paid – 75% Outstanding balance is: \$119,516.00

Sending out 2nd Invoices to anyone who has not paid yet.

Resident called lost their Beach Key. It's \$50 to replace according to the Welcome packets. Resident asked for fee to be reduced because late in season. Board said Lost key is \$50. ByLaws state (under Beach Rules #12.) Only one Beach Key per Association household. Marshall noted that Bylaws contradict the request for lost keys.

All Membership & Boat Ramp money needs to go directly to Membership Chair to avoid mistakes.

No Questions.

Treasurer – Susan - handed out Treasurer's report

Bank Balance as of July 31st : \$128,999.56

Filed 2024 & 2025 Annual Report with LARA, the State Regulator.

YTD Balances remaining: General: \$6,732.00 Beach: \$10,680.00 Roads: \$12,918.00 S.A.D.: \$15,000

Clarified the journal entry for over \$3,000, that was missing detail notes. Was the returned amount of the prepaid money Marshall received for Beach items.

Fiscal year is Calendar year – begins Jan 1

Steak Roast: Our check for Steak Roast was covered by the event's collected fees. Issues with (3) checks written. They were made payable to Mt Royal Steak Roast instead of Mt Royal. Bank declined to cash. Jamie will get the last (1) resolved.

No further questions.

Roads- Brian

Have a few Road signs to put back up.

Tree cutting: Need to walk the neighborhood to know where to focus funds. Travis: Clean up some of the trees that are hanging low to allow School Buses to pass without hitting trees. 1 to 2 days of work with bucket truck and chipper.

Travis made a MOTION to approve tree clean up around neighborhood roads - not to exceed \$10,000.

Brian 2nd the MOTION

Discussion: Sue: if it includes pushing everything back, including the Beach entrance then good.

All in Favor: 9 All opposed: 0 MOTION: PASSED

Travis: The street signs at Polvadera and Mt Royal Ave. Beat up & hard to read. Look to replace soon.

Sue: Someone hit the Caution One Way sign on the Creedmore bridge. Brian will look at it.

No further questions.

Beach – Marshall – Damon

Marshall: Canceled AT&T at Beach, giving the box back. Looking at replacement.

Swim Buoys will go in soon.

A Dues increase is probable soon. Sea Walls & Boat Launch need serious attention. Sue: Best way to get neighbor's attention on these financial needs – put it in the Mt. Royler Newsletter.

Damon: Beach Clean-Up is Saturday, Sept. 27th

Brian: What about Sand removal from Boat Launch? Big issue there.

Marshall has quotes for both Seawalls – from American Marine. We have a ballpark number to alert the neighbors of what the needs are at the Beach.

Rusty: Wake boats waves washing over the seawalls. Wolverine Lake has a no wake law after 7PM – 7am. Can Mt. Royal start something like this? Damon: There is a Commerce Lake FB site for Communication like this. Jen: A Lake Association should be created for Commerce Lake to try to protect the lake we live on. Travis: How do you enforce any rules? Rusty: With our money can we have a Sheriff around our part of the lake? What if Mt. Royal made an agreement with Oakland County Marine that we pay X-number and they be within the parameters of our portion of the Lake, to limit the effect of the wake boats around Mt Royal. Travis: Some of the wake boats are residents of our own neighborhood. Problem is you have people paying \$100-\$200K for a boat and you are going to tell them they cannot use it on our lake? Jen: A Lake Association needs to be explored to protect our lake. Travis: Starting a Lake Association for Commerce encompasses a lot of neighborhoods on this lake. Big challenge. Damon: Still an active conversation at the DEQ (Department of Environmental Quality) about banning wake boats on smaller lakes – based upon the acreage of the lake, the depth of the lake, etc. If the lake isn't deep enough, it causes destruction from certain boats. It is messing up the shoreline and the ecosystem of the lake. Also causing destruction of people's property – as they cannot tie their boats up without being pushed around by the waves created by wake boats.

Rusty: Is there anything we can do about how loud boaters play their music? Excessively loud to point that we cannot communicate at own home without shouting at each other.

No further questions.

Communication – Bob

Boat and RV storage reminder will be posted on FB and Website closer to Fall. Still working through the 'friend requests' on the FB page.

No questions.

Old Business

1. Road Petition Signatures Update: currently close to where we ended last year. We have a lot of new signatures, and 36 more to go that signed last Petition. 5 weeks left to do our best to get over 51%. Marshall noted we are at 25% from the Township's count. Family Fun Day - have a table.
2. Jen requested the Mt Royal credit card limit lower from \$25,000 to \$5,000 max. Susan will call bank to do so.

New Business Discussion -

A specific resident issue regarding their 2025 Beach Key. Resident is following up again after nothing was resolved on his previous attempts to get a Beach Key for 2025. Sue: We need to send him a letter & finish this. Resident is saying because we never paid him for a salting job in 2024, which Brian said he did not approve that salting, resident is not paying his 2024 Dues –he suggested to call it even. Resident is saying his recent payment was for 2025 Dues, but we did not give him his Beach Key. It is a He Said She Said situation. Travis: He is contracted to plow our roads through 2026, so we need to resolve this issue.

Jen: Suggest a written contract for 2025 Salting. The rules of engagement on how to proceed.

Damon: I will write this up and Roads can get it signed with Salting company.

Rusty made a MOTION: That we let 2024 Dues go for this resident and call it even with him and a salting contract will be forthcoming.

Jamie 2nd the MOTION.

Discussion: None

All in Favor: 7 All opposed: 2 MOTION: PASSED

Going forward Board agrees: Brian, Roads Chair, needs to have an annual signed contract with salting company and keep written record of when we ask for salting services on our roads.

Discussion & Comments:

Rusty: The Boat Launch. Where are we at with dredging it? Marshall: we talked about cleaning it, the numbers are too big, we don't have the money to do it.

Paul: talking about all these issues to solve – Launch, Seawall, Roads, - How are we going to fix it? Haven't heard any suggestions on how to fix these. Damon: We have the Roads Petition going, we just talked about raising the dues for the Beach. April meeting is the only meeting that we can bring these large fixes to the membership for vote.

Rusty: Reading the minutes at General Meeting is too long. Because you read the minutes first, people walk out of the meeting. With Roberts Rules of Order the minutes can be read last. The agenda does need to be covered, but it does not need to be covered in any such order. Board will look into this.

Keith: Family Fun Day Sept. 14th, flyers going out. Brought dunk tank back, bounce house obstacle, pie eating contest. Kimmy has been a huge help with this event. FB will have posts going out. Jamie: Will FFD stock extra toilet paper, hand sanitizer - because Steak Roast ran out.

Sue made MOTION to adjourn the meeting.

Jamie 2nd the MOTION

Meeting Adjourned at 8:20PM