



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



Wednesday, July 23, 2025, Mt. Royal Subdivision Board Meeting at Beach

Board Members in attendance – (8 of 9)

Travis Pennington– President

Jamie Leggat – Vice President

Sue Hargrave – Membership - **Absent**

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 May 28th and June 25th Minutes

Jen made MOTION to accept May and June Minutes as written, Brian 2nd MOTION

All in favor – 8 All opposed – 0

MOTION Passed.

Vice President –Jamie Have we looked at tree trimming, Brian asked for the problem areas.

Membership - Sue – Absent Jen read Sue’s email

As of 7/22/2025, 360 properties out of 489 paid – 73.6%

Our outstanding balance is: \$121,892

No Questions.

Treasurer – Susan

Bank Balance as of June 30th is \$162,597.10

Still working on the Microsoft charge. Continues to dispute it. Having difficulty canceling the old debit card but working on it.

Talked to Comerica on the service charges. Reason: it is the number of checks that we deposit. Can not avoid these service charges. With Zelle, people could pay us that way with full details of property, this would lessen the service fees. Just another option for residents to pay us quicker. Need to discuss if Zelle helps our process or makes it more administrative work for membership and treasurer.

Went to LARA, the State of MI license and regulation board. Susan updated herself as current person of record – it still had Cindy, Treasurer from 2023. Our 2023 Annual Report had not been submitted. Susan submitted our 2023 Annual Report to keep our Non-Profit status. Will be working on 2024.

Susan has a credit card for the neighborhood bank account with her name on it. If others on the Board would like a credit card in their name to use, you must submit your Social Security Number. Susan says a credit card will make things smoother because the bill will all come in one & she'll set up to autopay out of our account.

Just received the bill for the S.A.D. (\$30,500) work done on the roads, so the S.A.D. balance is a little over \$15,000.

YTD Balances left: General: \$9,480.17 Beach: \$12,057.73 Roads: \$13,546.87 S.A.D.: \$15,002.17

Jen – Page 2 question on the running total, 4th item down memo is blank, what is the \$3,377.13. Susan will find out exact details.

Jamie: How many credit cards can you get? Susan: they haven't told me a limit

Jen: What is the spending limit on the credit card(s)? Susan: It is a \$25,000 limit all together. Jen: You need to knock that limit down to \$5,000 at the most. We would pay off the credit card balance every month, so I have no clue why this Board would outlay \$25,000 in a month's time, no matter how many Board Members have a credit card.

Rusty Rosman: If we are using a credit card and the merchant charges the 3% processing fee, should we write a check instead? Example: If the bill was \$10,000. Do we have a policy for this? Susan: We would not use the credit card for a bill that large. The credit card is for smaller purchases for stuff for the Beach, Roads, etc.

No further questions.

Roads- Brian

Speed Bumps are painted. A few street signs that need fixed at Achilla and Sherbrooke.

R & R are coming back to fix things that they missed – probably this week.

Travis: Has the contacts and the email string from the Vac-Truck guy. Will get to Brian. He received a call on a tree branch hanging down about 40 feet in the air. We need to ride around and see what tree trimming is needed before we go for a quote for a tree company.

No further questions.

Beach – Marshall – Damon

Damon: Steak Roast is this weekend. Buy your tickets.

Marshall: Quit using staples to decorate. There are staples and nails all over the canopy and picnic tables.

Travis: Can we create a form with those types of rules on the form? Marshall: We can create any form we want, there is no penalty.

Damon: First, can we get people to contact a Beach Chairperson when you are planning a party at the Beach.

Travis: Example: If I am having a party down at our Beach and I have to sign my name to a form of rules, we can set a penalty or not, then we have something to go back to that person saying you agreed to xyz.

Damon: Will help create the form. Travis: We can post to FB and Website for residence to print off and get to Beach Chairperson or a Board Member when having a party. Try to get people to adhere to our long-standing Beach Rules. Marshall: It's a waste of time.

Rusty Rosman: Have we ever considered having a deposit? If they don't clean up, we keep the deposit. Damon: We have talked about that for the Steak Roast, Family Fun Day, Pumpkin Carving. Travis: This is something we should consider further. Rusty suggests \$75 deposit per party. Significant enough to be followed.

Travis: What's the status on Swim Buoys? Marshall: There is no status. Damon: We need a boat. We cannot swim a 100lb anchor out there. Marshall: Steve's boat is way nicer than previous years, haven't been able to get him to help yet. We will take care of it very soon.

No further questions.

Communication – Bob

Working with Jamie and Jason with the help on the FB and website stuff. Hopefully, communicate more and better.

No Questions.

Old Business

1. Road Petition Signatures Update: Mashall has no update. Bob has more people to sign the Petition and has been going door to door with the fact sheet. Some fact sheets have been given out and signs have been put up at entrances.

Rusty: Is on Commerce Township Board of Review for poverty exemption. Noted that the fact sheet is wrong on how the bill will be presented to residents. She read from a document she had: If you do not pay the S.A.D. tax, it then goes on your property tax as an unpaid tax and accumulates at a 5% interest per year. After 3 years, a S.A.D. tax that is not paid, your home and unpaid taxes go into foreclosure. There is no program available through Commerce Township, Oakland County or the State of Michigan to help you pay your Special Assessments.

Rusty: Does the Special Assessment get added to my yearly tax bill? No. The S.A.D. is mailed separately and apart from your tax bills. But they could arrive close together.

Board: The fact sheet will be corrected to state it is a separate mailing for the S.A.D.

Travis noted that we cannot keep going the way that we have been for the Petition to be successful. We need to do more than what we have been doing. We must go door to door to get signatures.

Jen: Target number of signatures needs to be 60 to 70% to prepare for Judy, at Commerce Township, not accepting some of the signatures because they are wrong or incomplete, etc. Marshall: There is no way you will get 60-70%

Susan: Some people that have small lots were saying that it was unfair, since it is being done by parcel rather than frontage. The answer to that stance is: We have no choice on how it is done. The Township will only do it by parcel. Marshall added: We all use the same roads. You don't just drive on the road that spans your frontage.

2. Bonded Insurance Policy Travis called on it. That company is just standard liability. We had not held a policy with that company since 2017. It doesn't look like we are required to have a Bonded Insurance Policy from the quick research Travis has done. He will continue to look into it.

New Business Discussion -

Kim Kern is volunteering to run the Pumpkin Carving Party. She will pick a date and get it updated on the Website and Facebook. Kim will also be the Co-Chair for the Family Fun Day. Family Funday Date: September 7th

Rusty Rosman– Commerce Township ordinance says: You can keep your Boat and your Trailer in your driveway from May 1 to October 31, but it is not allowed to be your front yard from November 1 to April 30. Otherwise, you will get ticketed. When parked behind your front of your home you must have a valid plate on it. Otherwise, you will be ticketed. RV's as well.

Travis requested this be posted on our FB and Website.

Discussion & Comments:

Kim Kern asked what happened to the Halloween Party that was talked about being at the Beach. Travis: Mark decided not to do it at the Beach.

Brian made MOTION to adjourn the meeting.

Marshall 2nd the MOTION

Meeting Adjourned at 8:07PM