



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



Wednesday, June 25, 2025, Mt. Royal Subdivision Board Meeting at Beach

Board Members in attendance – (6 of 9) - No Quorum = NO Voting

Travis Pennington– President

Jamie Leggat – Vice President - **Absent**

Sue Hargrave – Membership

Susan McClive- Treasurer - **Absent**

Marshall Maybrier -Beach - **Absent**

Damon Jaroslowski - Beach

Brian Moore – Roads

Bob Martin– Communications

Jennifer Kreutzer - Secretary

President - Travis called the meeting to order at 7:07 PM

Secretary – Jennifer Read the May 28th Minutes (NO Quorum. Cannot vote to accept, need to do next meeting)

Vice President –Jamie - No report – Absent

Membership - Sue

As of 6/24/2025, 351 properties out of 489 paid - 72% Some that came in owed for 4 years paid up to be current.

Our outstanding balance is: \$123,021

Sue will get to the Township to confirm correct mailing address'. If confirmed correct, then will go deal with the USPS on delivery issues.

July mailing of the 2nd invoice will not be mailed until end of August – due to vacation plans. Another Board member will need to be a contact person while I am gone – mainly if Title companies reach out to Membership when homes are being sold. Sue will figure out the coverage.

Travis: Of the couple of returned invoices, were they reconciled in person? Sue needs to get confirm of address with resident & Township, then next step would be going to USPS regarding delivery issues. About (4) returned in 2025.

Travis: How are we trending vs previous years on membership dues paid? June 2024 (72%) – so little better.

No Questions.

Treasurer – Susan - Absent Jen read the report

Bank Balance as of May 31th \$160,060.93

Travis: Susan went back on the S.A.D. numbers in QuickBooks back to beginning of this S.A.D. – the \$45,502.17 is a firm and accurate S.A.D. balance. All to be used in 2025.

State Farm Insurance bill was Paid - \$3,005

Microsoft monthly \$10.59 auto debit was found to be on Dana's old debit card. Charge has been disputed. Comerica Bank is trying to close it out. Dana gave debit card to Susan.

Comerica Bank confirmed we cannot avoid service charges.

We are now set up to pay electronically / We are also registered to pay via Zelle

Idea: We could register our membership email to accept homeowner payments via Zelle. To lessen Bank service fees.

We applied for a Credit Card through Comerica Bank, Susan updated Lara, our Business Licensing contact that we have a Credit Card for the neighborhood. Credit card reads: Mt. Royal Subdivision with Susan's name on it.

Travis: Credit Card is to be used for purchases, so we are not using a debit card which has full access to the account balance. Jen: What is the limit placed on that Credit Card? Travis: I do not know yet.

Sue: Concern with Zelle is there isn't a way to track payments other than with person's email or cell number – which we do not have. If the resident doesn't put full home address on Zelle payment, I cannot know where to post that payment.

Travis: Not using Zelle for Mt. Royal Dues for what Sue mentions and because information is being stored. It would be nice to give other payment options. Zelle is a way to reimburse Board members/ committee members, etc.

Jen: On the Mt Royal Credit Card, can we have this one credit card and add authorized signers/users onto the one card rather than getting additional credit cards?

Damon: Explained the difficulty in using the \$500 prepaid cards which resulted in multiple separate invoices, where as, a credit card would have been one transaction.

Travis: Did the DTE & AT&T bills get moved to the Beach budget? Damon: Yes, they are moved to Beach. They should have always been pulled from the Beach. Travis: Those 2 bills hitting Beach & not General, should those budgeted funds also move from General to Beach? Damon: That is how it was before. Beach always had DTE & AT&T bills. Something happened in the Treasurer's Reports – it got flip flopped.

The Board agreed that running total of the Treasurer's Report is the best way to go. That way we have the full year's financials at every meeting.

No further questions.

Roads- Brian

\$30,500 was spent out of S.A.D. for road repairs.

Brian to cold patch remaining potholes in neighborhood – the company thought the spots were a driveway.

Details of the Road repairs completed: 4 inch asphalt removal & replacement at intersection of Ridgemont / Island Dr. 1800 sq. foot of deteriorated pavement. 2 ½ inches compacted thickness base asphalt laid, then tack coat, then another 1 ½ inches of compacted thickness asphalt. Potholes filling in various locations: Remove loose material from pothole area & install approximately 25 tons of hot mix asphalt throughout the complex.

Brian: the company missed a section of loose gravel at Polvadera /Ridgemont. Will get them back out to finish it up.

Brian: Speed bumps: We need the paint purchased to do them. Weather has not cooperated, lots of rain. Damon will help out and pick up the paint.

Travis: Any insight on getting Vac Truck? Brian: Calling Metro to get price. 2024 Travis' work to get a bid with Vac Truck company required a map of all the drains in the subdivision – forwarding this information to Brian. That quote for one day or filling the truck, which ever came first, was potential maximum cost of \$4,500

Brian believes it will take 2 truck loads so possibly closer to \$9,000.

No further questions.

Beach – Marshall – Absent / Damon

Damon: Knows Marshall has a lot of paid residence. We are out of keys. Damon has one left. Marshall has zero. Sue gave Marshall 10 keys a week ago. Damon gave him 4.

Raft & rest of dock were put in. Raft anchor has moved. A gentleman we are working with will come out and help us relocate that anchor and set the swim buoy anchors. He has a crane system and GPS & Depth finders.

Board member Bob helped us by putting some flags & streamers on end of the dock poles, to discourage geese/ducks from hanging out on dock & pooping. It is working!

Fireworks are coming up. Come down to enjoy the Beach & be sure to clean up after yourself.

No staples on tables or posts.

Travis: As much as we appreciate the toys that get brought down here for all to enjoy, it seems the donation of toys is sometimes a dumping ground of broken toys. Issue of toys everywhere around the Beach area when I bring my kids down to play. Do we have any rules in place regarding dumping toys / not cleaning up after your kids/ yourself? Do we have a box for the toys. Kim Swan: It was a great idea by Marshall to put a box for toys to be housed in, but it was placed by the shed which proved to be so far away from where the kids played with the toys. Either the toys never got used or never returned to the box. So, if Beach does get a new box for toys, maybe put it closer to the beach area so the kids see it. For rain drainage, holes need to be put in any new toy box. Damon: I'm at the Beach once to twice a week, every time I throw away broken toys. A lot more parents leaving toys at the Beach. The Lost & Found table is also becoming a dumping ground. If an item has been here for 2 to 3 weeks – it gets thrown away.

We will deal with all new keys & all new process next year.

No questions.

Communication – Bob

Getting a lot of FB friend requests. Working with Jamie on this process. Travis: Someone reached out after a FB post saying Bubba and Brian need to clean the ditches. On fence with this topic, only because people that have elderly parents that would like to stay in touch with what's going on. Don't want to completely shut everyone out. I think we should pick and choose acceptance of friend requests and if people start spouting off, trying to be funny, I will step in and correct them at least once. If continued misuse of our FB page with bad posts, we can rescind their access to our FB page. The FB page is for community information, announcements, posting neighborhood fun.

Sue: We need some checks and balances on who gets access to our page.

Damon: Believe you can add 3 questions to the Friend Request. Where do you live in the neighborhood? If not, who do you know? Why are you joining this FB page? Which also helps weed out Bots.

Sue: Have you reached out to Jason on Website yet? Bob: Getting in touch with him.

No further questions.

Old Business

1. Road Petition Update: Damon: Do not know how many signatures Mashall has gotten. Do know that the Petition book is with Marshall all the time. Jen: Damon & I have cleaned up the Roads fact sheet. Board clarified the few items on the fact sheet. Copies will be made for volunteers to canvas our neighborhood to hand these out. Travis will coordinate the volunteer hand out process.

Paul Harris: Doesn't think the S.A.D. is going to pass. If it doesn't pass, what are we going to do? We don't have a Plan B. Jen: We have never had a Plan B. Sue: At next year's Annual meeting we would have to make a motion to do a HOA Roads dues increase. Damon: if you want the Roads redone you must sign the petition. Dana Swan: You are only talking to a half dozen people here, everybody else doesn't even know about it. Jen: One way for more

residents to be reminded there is a petition going around. Make "Have you signed the Roads petition yet" signs and place at entrances of the neighborhood. We are working on this. Board discussed what information on the signs, how to make the Petition available, etc. Jen will call Judy at township to get answers.

Paul: I have 2 neighbors and neither one of them will sign the Petition. What is our strategy to convince them to sign? Jen: We will try with the informational one pager, hand it to them ask them to read it, call with questions or come to a meeting with questions. Hopefully the reluctant neighbors will begin to understand the value in fixing our roads. That is the best anyone can do.

Further discussion on the process of Roads one page fact sheet, signs and petition.

2. Tree Trimming: Bluebird/ Foxbury, they took out all those bushes with is great. We still have some problem areas that we will work on.
3. CNA Insurance Policy – Travis has not squared that away yet. Will be done.
4. Cloud/electronic document storage – Travis: Our ByLaws are older before anything like Cloud storage was created, would be nice to have all neighborhood documents up off a server rather than a box in a storage unit. We should put time to research this and if viable, General Membership will need to vote on making this change.

New Business Discussion -

1. Travis: With some of the storms we've had – if you see something in the culverts blocking it – please remove the debris. The new Culvert going in at Polvadera. Looked up the project on Oakland County Road Commission website. Wondering if this is going to affect our neighborhood at all. Still trying to get details on the project. Found 2023 proposal of adding storm drains, etc. – was this done? Brian: No. Travis: Would like to know if this was voted on, etc. Will continue to dig for more information. Damon: it's the same amount of water – they are wanting to get the water coming down from the hospital off the road faster. Travis: If we have pinch points that can be an issue.
2. Sue: Our beach gate is being left open on occasion. Can we have more back ups. The text/emailed listing is out to the Board. Jen: If you need a back up, you need to find your own back up to close the Beach Gate.

Discussion & Comments:

Kim Swan would like to help pass out the fact sheets, a few others said they will help also.

Brian made MOTION to adjourn the meeting. Damon 2nd the MOTION

Meeting Adjourned at 8:48PM