



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



Wednesday, March 26, 2025, Mt. Royal Subdivision Board Meeting at Richardson Ctr

Board Members in attendance – (8 of 9)

Dana Swan– President

Brian Moore – Vice President

Sue Hargrave – Membership

Don Moroney - Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach - Absent

Travis Pennington – Roads

Jamie Leggat – Communications

Jennifer Kreutzer - Secretary

President - Dana called the meeting to order at 7:01 PM

Secretary – Jennifer Read the February 26, 2025 Minutes.

Travis made corrections – Total \$8,430 and Power Vac maximum cost of \$4,300.

Sue – requested a re-listen to minutes. She thought on the Tamworth discussion: Todd Martin, previous President approved them to be in the neighborhood. Jen will relisten.

No further questions.

Brian made MOTION to accept the minutes. Dana 2nd the MOTION.

Dana: All in favor to accepting CORRECTED February Minutes: 8 Yes – 0 No - MOTION PASSED

Vice President – Brian - Nothing to report

Membership - Sue

Invoices out in mail mid-March. 52 payments received. 26 in hand today 3/26

Our outstanding balance is currently \$164,475.93

The issue with Salting company / resident: Written on 2025 invoice: They are saying they don't owe HOA dues for 2024 because Mt. Royal still owes him for Salting Job. Sue willing to call it even. Marshall and Brian, say no. Maybe this is a Roads issue to deal with. He paid for 2025. He is saying we owe him \$325. HOA dues for 2024 were \$235, resident is saying he will call it even. Marshall: he can't pay this year's Dues without paying last year's Dues. Cannot accept what they decide to pay us. They have to pay their total Dues. He has no proof that Brian asked him to Salt. If he can prove anyone asked him to Salt, then we owe him. Sue noting this will probably continue to be an issue. Does Roads or the President need to send a letter to this resident?

All residents must have a zero HOA balance to be allowed to Vote at General Membership meeting.

Treasurer – Don

February Treasury Report Bank Balance is \$124,554.20

Don emailed out his corrected report from February's Meeting P&L – said no one replied to him. Jen and Sue both replied to his email, he didn't look at them.

Sue talked through reports she compiled to help get to accurate numbers – gave to Don. Showed Board the Excel spreadsheet she downloaded from QuickBooks of P&L to allow for Memo to be legible. AT&T was moved to Beach last meeting; we left DTE in General. Is the electric for the Beach?

Marshall made a MOTION to move the DTE Bill into Beach. Sue 2nd MOTION.

Discussion: None. All in favor of the DTE bill to be moved out of General into Beach. 8 Yes – 0 No

MOTION – PASSED.

Sue continued with corrections that needs to be done to the Treasury Report before General Meeting. Jen walked through an expense that was noted on Feb P&L original that should have been moved to Donations, etc. is now not on the revised Feb P&L. Needs to be found and posted, as the totals do not match.

Don needs to find the invoices of unknown Beach expenses – continued issues on clarifications of expenses.

Board talked through all the P&L Treasury Report for another 15 minutes on clarifications of categories. Sue said she will do the P&L.

Don let us know that he will be resigning from the Board in April for numerous reasons. A strong candidate was at meeting, Sue McClive.

No further questions.

Roads- Travis

1. Getting quotes from companies for tree trimming. Spring is ideal to get this done.
2. Can Roads spend money on Cold Patch right now? Dana said he's good, because he has money left over from 2024. Brian suggests we get a Hot Box because it will hold a lot longer than cold patch and cheaper than pallets of Cold Patch. Marshall noted none of the companies for Hot Boxes will open before April. Travis will get a Quote.
3. New Drive that was put in – Island Drive to that new driveway is badly tore up – a resident is getting Travis the name of the Company to call to get them to fix what they damaged. They filled it in with dirt and gravel.
4. In preparation for Spring rain: The puddle at Ruppert and Bluebird – There is a 3 inch PVC pipe running to one of the catch basins that go down to the canal. It's coated / plugged. Will spend some time cleaning it up as best as possible, even before we get a company in.
5. There are some big heavy weeds starting in the ditches we cleared last year – Travis is going to pull them before they get bad, coming down Ponderosa and then the corner of Todd's street.
6. Residents MUST clean up their own ditches – will reinforce this at the General Membership Meeting.

No questions.

Beach – Marshall Nothing to report.

Communication – Jamie

Will post the 2025 events to FB / Website. Sue brought up the Steak Roast is TBD because we didn't recoup all the funds outlaid by the Board for 2024 Steak Roast. Request the committee chair of Steak Roast to present to Board this budget, etc. before Board cutting a check to Steak Roast.

Old Business

1. Dana: Steak Roast and Haggerty Halloween party needs to be presented to the Board before given a date. Marshall said last meeting we approved the Haggerty party, agreed to put it on the calendar for 10/11, then you on your own said don't put it on the Calendar without any discussion. Dana says it needs voted on by General Membership.

2. Dana: There will be a separate Debit card for the Beach purchases.
3. Dana: January meetings, do we need these?
Jennifer made a MOTION to add January meetings for Board members.
Dana 2nd the MOTION
Discussion: none Everyone in favor of adding January Board meetings: 8 Yes – 0 No
MOTION PASSED
4. Dana: CNA Insurance policy got over looked – policy to cover the neighborhood against us - going to be reinstated with State Farm asap.
5. Jen: is everyone okay with us posting a DRAFT of April 2024 General Membership Minutes to the Website? Sue would like a copy before I post it. I will email the Board when I get it finished.
6. Marshall: Road Petition failed at 34% The need to pass is 51%
7. Marshall: May I get the key and lock invoice – to see what we were spending on how many keys/locks. Wants to see the details of the invoice or quote not just the dollar amount. Don will get the invoice to Marshall.

New Business Discussion

1. Marshall: 4645 Broadway – the address behind the new Marathon gas station, is owned by the Marathon gas station. They are looking to tear down the house and build something new. They are asking the Board for Easement. They don't know if they are asking for Easement to our Road / or to Utilities / or just Easement. Been to Planning, then Building, need to still go to one more department. 4645 Broadway is Not in our neighborhood. They don't have access to our neighborhood. Their Easements should come from Commerce Road. Marshall is making everyone aware that they are looking for something from our neighborhood. Marshall would like to ask the Board: no one else deals with them. Marshall has already dealt with everyone at the city on it. Marshall will be the point person with this 4645 Broadway owner.
2. Jen: Following up on updating the Website. The current path – Jen will give updates to Jason to remove items off the website. I asked for photos from Travis, Mashall, Brian to get to me and I'll get to Jason. Jamie says we do pay Jason. Marshall says we don't pay him. Is Board good that I remove local businesses – yes. Jen will clean up the Website with Jamie and Jason before April meeting.
3. Marshall: Asking the Board if we would like to have another Road Petition. It can start tomorrow 03/27/2025. The engineer will come to our April meeting to walk through the project and answer questions. Sue's concern that we are only going to have 80 that will show up at this meeting and no way to get news out to others. Marshall wants to ask that we don't patch so we show how bad the roads are. No vote needed, just getting opinions. Dana: I think it's the best time to start a Road's petition – at the General Membership meeting. Marshall got the Township to fix the paperwork for him. Sue wants a committee. Travis thinks it's a great idea. This meeting has the most people in attendance.

Discussion & Comments: None

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

Meeting Adjourned at 8:42PM