



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



Wednesday, October 22, 2025, Mt. Royal Subdivision Board Meeting – Richardson Center

Board Members in attendance – (8 of 9)

Travis Pennington– President

Jamie Leggat – Vice President

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslowski - Beach

Brian Moore – Roads - **Absent** - Resigning

Bob Martin– Communications

Jennifer Kreutzer - Secretary

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

Secretary – Jennifer Read the September 24th Minutes

Jen made MOTION to accept minutes. Travis 2nd MOTION

Discussion: none

All in favor – 8 All opposed – 0 **MOTION PASSED**

Vice President –Jamie

Membership - Sue

405 properties out of 489 paid – 83.0%

Outstanding balance is: \$112,331.00

Membership End of the Year report will be run and emailed out.

If you see Home for sale signs in the neighborhood, please take a picture of it and text Sue with the address of the home. Very helpful to ensure any outstanding HOA fees settled at closing.

No Questions.

Treasurer – Susan -

Bank Balance as of September 30th: \$132,864.51

YTD Balances remaining: General: \$8,917.78 Beach: \$9,850.33 Roads: \$12,423.74 S.A.D.: \$11,002.17

Did an Expense Ledger was emailed out to Board showing details of expenses. Family Fun Day, etc.

Checked on the Surety Bond. We used to have a Surety Bond through Farm Bureau. They said since they don't handle our Liability Insurance any longer Farm Bureau cannot do a Surety Bond for us. So, State Farm has to do it. As they handle our Liability. Email out to State Farm, awaiting reply back.

Bubba: In Beach expenses for other category: American Marine for Beach signs is not accurate. Beach signs should be Hunt signs. The number is probably right, but the vendor is wrong.

Hunt signs should have 2 separate invoices – one for the Roads and one for the Beach.

Susan will look at it.

No further questions.

Roads- Brian - Absent

Travis: Brian is stepping down from the Board. Asked Damon to help take some of the open projects over in the interim to help us out. Trees, the Culverts the Vac Truck things. Damon agreed to help out.

I know we did approve \$10,000 in Tree work. Maybe waiting on some of these projects to see where the Roads Petition goes. However, not knowing when that would start and knowing we have to spend \$11,000 S.A.D. money asap. I think we need to move forward and get Culverts and Trees done this year.

Culverts estimate is \$5,000 per truck load. Depends on how quickly they fill the truck up.

Marshall: Are you talking Vac Truck or Power Rod. Travis: Power Rod with Vac Truck.

Marshall: Vac Truck isn't going to clean out culverts – they are too small. Damon: Before we jump on this.

Where is the Roads Petition. If new Roads is happening they may rip the culvert out.

Marshall: Road Petition was approved, Step one was approved by 54%. Doesn't mean it's going to happen. At Township's November Board meeting, this will be on the agenda for the Board to vote on our Petition to continue or not. No public discussion at this meeting, but you can show up for it. When that is done, they will notify us by mail regarding the next 2 Township Board monthly meetings for open discussion opportunities by residents. Then it goes to engineering. Other than Commerce Township Board saying we are not approving it – we are moving forward.

Travis: Fully replacing culverts – no to using S.A.D. / Roads moneys for that. Talking more of the Weep Basin that need cleaned out. Named a few neighbors that need cleaned out.

Marshall and Damon explain that the new Roads should address the replacement of some of the outdated culverts.

Travis: What are we to use the \$11,000 S.A.D. funds for?

Damon: In the Roads Petition, are there funds for all new Road Signs? Are they ripping out all the Road signs? Continuity of our street signage would be good, and Tree Trimming

Travis: A tree guy came out. Daily Rate of \$4,500 for Crew / one lift/ a chipper/ disposal and clean up. 8am – 4PM. Tree guy estimated 1 day to 1 and ½ days. Travis would highlight on a map what our problem areas are. Accension Tree Co. out of Milford.

Susan: There are Locust trees in easement by my home. They belong to the neighborhood. The tree guys need to look at these.

Travis: Bring Vac Truck out for one day to do clean out at certain areas. \$4,500 and then a day and ½ for Tree trimming.

Marshall made an amended MOTION: Spend all the S.A.D. funds up to \$11,000 plus \$1,000. First on 1 day of the Vac Truck and Power Rod. Then the remaining S.A.D. money to be spent on Tree clearing on the Roads we deem of highest importance.

Sue 2nd the amended MOTION.

Discussion: Susan mentioned that S.A.D. moneys will continue to come in as we continue to get additional S.A.D. for years to come on in arrears payments. Noted by Board.

All in favor – 8 All opposed – 0 **MOTION PASSED**

No further questions.

Sue: Will pick up the Wood sign that technically not ours from Creedmore Bridge that is broken. Loves the Salting contract template that Damon emailed to the Board. Travis will deal with the salting.

Beach – Marshall & Damon

Damon: Beach Clean Up was the worst I have ever seen it for lack of volunteers. Maybe 4 to 5 people showed up to help and one was Damon's son. There are multiple kids that play at our Beach, we need to get more neighbors involved. Looking for more support from the neighbors would have been awesome.

Sue: When are we stopping the Beach red gate closures? Unfortunately, many nights the red gate remains open all night. We are lucky we have not had any vandalism happen.

Marshall: Talked about when it gets cold out. Beach Chair will let us know.

No further questions.

Communication – Bob

Let's communicate an additional Beach Clean-up since our first one was very low attendance.

No further questions.

Old Business

1. Salt agreement 2025: Travis will take care of.
2. Board Meetings clarification: Adding in January. January 2026 – October 2026 are scheduled Board meetings.

New Business Discussion -

Sue: We need to update the Bylaws to reflect the voted upon change in Board Meeting schedule going forward.

Jen: January meeting is where we should present our budgets. As February 2025 meeting was a mess.

Jen made a MOTION to add a January Board Meeting going forward.

Sue 2nd the MOTION

Discussion: none

All in favor – 8 All opposed – 0 **MOTION PASSED**

Jen to put on NEW Business agenda for April Meeting – to change By Laws. Remind Sue to put in 2026 Mt. Royler.

Travis: With Brian stepping down. Do we find someone, can we appoint someone. Marshall: we don't need a Roads chairman right now. We have 2 meetings before the April Membership meeting. We wait until the Big Meeting. There is no point in appointing someone now.

Sue: By Laws state that a vacant Board position should be filled at the next scheduled meeting. That is January.

Discussion & Comments:

None

Jen made MOTION to adjourn the meeting

Sue 2nd MOTION

Meeting Adjourned at 8:25PM