



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



Wednesday, September 24, 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 - **Absent**

Bob Martin– Communications

Jennifer Kreutzer - Secretary

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

Secretary – Jennifer Read the August 27th Minutes

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

All in favor – 8 All opposed – 0 MOTION PASSED

Vice President –Jamie

Thanked Keith & Kimmy for a spectacular Family Fun Day. It was a huge success. Thanked everyone working on the Roads Petition.

Membership - Sue

2nd Invoices were sent Sept. 4th

400 properties out of 489 paid – 81.8% Many properties paid several years' worth of dues.

Outstanding balance is: \$113,586.00

Did continue work with Township regarding returned mailings.

No Questions.

Treasurer – Susan - handed out August Treasurer's Report

Bank Balance as of August 31st: \$133,484.57

YTD Balances remaining: General: \$9,412.30 Beach: \$11,735.65 Roads: \$12,918.76 S.A.D.: \$11,002.17

Ability to invest money: We can earn interest on our money, does not affect our non-profit status and we do not have to pay taxes on it. There are limits to what we can invest in. Can do CDs & Money Markets. Comerica will not allow for existing money already in the account to be moved to an investment account. Only new money is allowed.

We can move some out to another bank and then back in later. CD rates: Flagstar has 6month CD at 4.09% w/ \$25,000 is minimum. PNC has 4month CD 4.10% w/ \$1,000 minimum.

Created new email: Treasurer@mtroyal.org

Going to go into LARA system to put the new email on file. Comerica Credit card limit is now lowered to \$5,000

No further questions.

Roads- Brian - Absent

Travis: Tree cutting is being worked on as well as the storm drain clean-out project. Received map from township for the storm drains, which is what the vac-truck company is requesting before doing the work.

Sue: The Creedmore St. bridge sign is sitting in the neighbor's yard. The wood has disintegrated. Travis will get with that neighbor and see how to fix it.

No further questions.

Beach – Marshall & Damon

Damon: Beach Clean Up this Sat. (9/27) 9am – Noon. Everything will come out of the water except for the main portion of the dock – it's still really nice out. Thank you FFD for the great clean up job after the event.

Not sure who's going in the Beach shed throughout the Summer, but the items are all thrown around in there. Be more conscious of how you put items back in the shed and if you don't need to be in there – please stay out of the shed.

Travis: You mentioned you had chains ready for the swim buoys. Marshall: I have all the chains made now, planning on putting them in on Saturday so that the chains are in. They will sit 4 feet down in case of a MI Winter.

No further questions.

Communication – Bob

Posting today on the Beach Clean-Up date. Posting the Township Boat and RV storage reminder.

Posting on the Pumpkin Carving Event for Friday 10/24 at 7PM. Shauna and Kimmy will run this event for 2025.

Marshall: We would like to adjust the post you have up now that says the Pavillion is first come first served. We'd like neighbors to coordinate with us – 10 or more parties please contact Beach Chairperson(s). To avoid arguments regarding the Pavillion / grill.

No further questions.

Old Business

1. Road Petition Signatures Update: Travis: Solid team effort on this. Been going door to door. Have gotten in front of 80% of neighbors whether it is a yes or a no. Continuing door to door and auditing the work as we go.
2. Drain clean-out with Vac Truck. We must get this done before the snow flies.
3. Salt agreement 2025: It is the Board's decision as to who salts our roads. Damon has a draft of a salt agreement. The current snow plowing company is our salting company for 2025. We need to get our salting agreement presented and signed by Board and salting company person before Winter begins.
4. Sue: Same resident with the 2025 Dues & Beach key issue. This is resolved. His Beach key was mailed to him along with a letter explaining everything.

New Business Discussion -

Sue: If we have an agreement with a Mt Royal resident that completes a service for Mt. Royal and we agree to waive their annual dues; can we complete these at a Board meeting so it's in the minutes? The situation that just occurred was I sent a 2nd invoice to a resident who was told his dues would be waived for services he gave the neighborhood. It was cleared up, however, avoidable with better communication.

Travis: In that instance and in most cases, the neighborhood comes out ahead when we do make the decision to do this. To cover our decisions, we should have a paper trail. Use an invoice type of form to show the details of the decision to waive dues for the services rendered for Mt Royal. Board discussion agrees paper trail going forward is needed. Membership needs to get that letter/invoice.

Keith – FFD Chairperson: Thank you everyone for the assistance and help with Family Fun Day. FFD brought in \$964.50. We got a lot of donations for the event, so cost-wise we don't have a lot. 13 – 16 text and emails that they really enjoyed the event.

Leads Keith to: Would like to create a Fundraiser Chairperson position. To run raffles, blitzes, etc. To raise money for the Beach – the gem of our neighborhood. One example: Raise funds to give the kids something new on the playground at the Beach without diving into our General or Beach funds for it. A way to raise money for some specific Beach improvements without having to raise dues to achieve these things at the Beach.

Travis: To cover ourselves, can we do a raffle? Do we need permits to raffle?

Keith: I know we are not a 501(c)(3), and you do need a 501(c)(3) to do a raffle. Further details will be presented if Board likes the idea. Tax and Gift liabilities do need to be ironed out.

Travis: Great idea. Our By-Laws do state we can appoint Event's Chairperson(s), which is a non-voting position.

Back to FFD: Keith said we didn't use any of the \$2,000 noted towards FFD. Kimmy said she spent (\$600). Still need to get with Lisa on the rest of expenses. Susan, Treasurer, will need the expense reports for FFD and she will complete reimbursements.

Discussion & Comments:

None

Sue made MOTION to adjourn the meeting

Marshall 2nd MOTION

Meeting Adjourned at 7:48PM