Mt. Royal Subdivision
Commerce Township, Michigan

Wednesday, September 23, 2026, Mt. Royal Subdivision Board Meeting – at Beach

Board Members in attendance – (7 of 9)

Travis Pennington– President – **Absent**

Jamie Leggat – Vice President – **Absent**

Sue Hargrave – Membership

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslawski – Beach

Keith Bowers – Roads

Bob Martin– Communications

Jennifer Kreutzer – Secretary

President - Travis - **Absent**

Vice President –Jamie – Absent

Secretary – Jennifer Called the meeting to order at 7:02 PM Read August Minutes

Jen: MOTION to accept minutes. Sue: 2nd MOTION Discussion: none

All in favor – 7 All opposed – 0 MOTION: **PASSED**

Membership - Sue

110 second invoices mailed out 9/1/2026.
390 of 490 properties (79.75%) paid in full. Outstanding balance: $116,447.00.
Follow up on 5130 Whitlow Ct. house sale when HOA was not on closing docs. Realtor was not inclined to help. Declared they did their due diligence and did not find a HOA. Said HOA's responsibility and we should have put a Lien on the property to get the outstanding balance. We had to credit prorated dues, as the property sold in Sept. 2025. HOA lost $1,157.22 from this seller.
Received a title company check for a Whitlow Ct. property. They sent a copy of the warranty deed, which doesn't always happen. Says property is a part of Mt. Royal Estate Subdivision.
Looking up warranty deeds online – must pay for them. Susan did this. All the fees are around $85 to download anything with an automatic annual renewal. Sue will research further into our HOA on property deeds

Questions: none

Treasurer – Susan

Bank balance: 8/31/2026: $151,655.16 Handout: YTD remaining budgets and details of expenses.

Bank account changed to 5/3rd. Keeping same account number, changing Routing number next year.

Jen: MOTION to accept Treasurer's report. Marshall: 2nd MOTION

Discussion:

Sue: To ensure transparency, under Beach supplies where we use the credit card can we be more specific. Under Roads: Cougar Sales equipment rental- what was this used for? To help keep membership questions down.

All in favor – 7 All opposed – 0 MOTION: **PASSED**

Roads- Keith

Will be out fixing potholes, hanging signs, etc. this Saturday and Sunday. Jen: Are you going to paint the speed bumps. Keith: I don't know, maybe next week some time.

No further questions.

Beach – Marshall & Damon

Marshall: Beach Clean Up is Saturday, Oct. 3rd.
Jen: First Aid kit looks great! Tire-swing still broken? Marshall: haven't gotten to that yet.

No further questions.

Communication – Bob

New website is going. Looked into hiring someone to do it, about $800.
Sue suggested Bob look at Lake Sherwood website for ideas.
Bob: Had trouble with FB friend request, after I accepted the friend request, the person couldn't see anything on our page. Got it resolved.
Will post Beach Clean Up.

No further questions.

Old Business:

Jen: Anyone have a recap of Family Fun Day since Sammie is not here? Susan will send her a reminder to come to next Board meeting.

Jen: Steve is not here for Grill refurbishing cost follow up. Marshall: Grill placed where suggested – it was moved by the Family Fun Day volunteers.

New Business:

Susan: For new website, is it possible to have a secure area for financial reports, legal documents, etc. Needing a PIN to access. Have the public portion and then a resident's sign in area for sensitive information.

Jen: Is there a way to know how often our current website is accessed by people? Damon: Yes, there is. Jen: I will ask Jason Henderson how many people view our current website. Susan: But if we had a better website, we could promote it and maybe people would go to it more often.

Open Discussion:

Jim Coolican: Were any of you comfortable with the Township changing the rules in the middle of the game? (at the Special Twp. meeting regarding our Roads Petition). Susan: No. Jim: I feel they are violating State law. We did what the Petition said. Now in addition the Township wants 50% of the houses.

Jen explained the additional request by the Township, that was satisfied, to accompany the Passed Roads Petition.

Jim: Why is engineering taking so long, when nothing has changed in 35 years.

Susan: It was said that we accomplished what was required of us. Then a Twp. Board member said he was uncomfortable with everyone in the sub. getting this expense when only ½ of us agreed to the Road Petition.

Jen: Even with the removals Jay James noted at the Twp. meeting, we remain compliant with what the Township requested us to complete.

Bob: Was at the Township meeting where the Roads Petition was on the agenda. Larry Gray said he was uncomfortable with just road frontage, so he postponed it. Township lawyers said they will require signatures for additional homeowners. The whole Board was talking about changing how the Petition should be.

Jen: We accomplished the additional signatures required by the Township.

Marshall: Jay James & Judy Golden confirmed we are approved on Roads Petition. The Township does not require any more signatures.

Jen: For those neighbors who are for the Roads Petition, please spread the word to attend both Township meetings when they happen. To stand up and say 3 to 4 positive reasons for new roads in our Lower Mt. Royal neighborhood.

Damon: MOTION to adjourn the meeting Sue: 2nd MOTION Discussion: none

Meeting Adjourned at 7:41PM