

The Fairways of Copper Creek Association

Annual Meeting

Thursday, May 17, 2018

1. Call to Order and Welcome

President Beiermeister called the meeting to order at 6:58 p.m. at the Farmington Hills Fire Department and welcomed the co-owners who were present.

2. Determination of Quorum

Mr. Chaundy verified that twenty-six (26) co-owners were present or represented by proxy, which was a sufficient number to constitute a quorum.

3. Approval of Minutes

Director Jones moved and Mr. Walton seconded to approve the Minutes of the 2017 annual meeting as submitted. The motion was unanimously approved.

4. Reports

President – President Beiermeister reported:

- The Association is 100% self-sustaining and Members share expenses equally.
- The Board oversees Management, sets the budget and priorities, watches expenditures, and seeks equality for all co-owners.
- The Association will enjoy a cost savings when the Bylaws are amended to transfer responsibility to the co-owners for windows, door walls and sky lights. He clarified this amendment is for components or replacement of the windows and parts from the frame to the window with no structural change.
- Painting 7 houses per year on a 7-year rotation.
-The painting schedule dictates exterior repairs. Co-owners are requested to report issues to Management with pictures, if possible.
- Work was identified from a co-owner survey and management walkaround and completed as funds are available.
- The Association is financially sound; however, there are no funds for emergency issues, which would require additional assessments.
- The Association spent \$38,000 last year, with a \$12,000 cost savings, on road repairs.

Financial – President Beiermeister reported:

- The Association has an operating account that funds general expenses such as landscaping, snow removal, repairs, painting, and budgeted items.
- There is also a Reserves account for long-term maintenance, repairs, and replacements, including major roadwork, structural building issues, and components related to the general common elements.
-There is major effort to build Reserves to reduce additional assessments.
- Income was budgeted at \$173,460 from regular assessments and \$49,000 from additional assessments, for a total income of \$222,460.
- 2018-19 Expenses included Administrative and insurance - \$20,924, Building/Infrastructure - \$55,754, Grounds - \$54,240, Reserve expenses of roads and painting - \$61,500, and utilities - \$14,700, totaling \$207,1118.
- Contribution to Reserves can be \$15,342.

5. Election of Directors

There were two 2-year terms open for election.

- Director Jones' term was expiring and he was seeking re-election.
- Director Sitko's term was expiring and he was not seeking re-election. Thanks were extended for his effort and bringing a nice balance to the Board.
- Mr. Jeffries volunteered to run for election.

Mr. Jeffries has lived on French Pond for 3 years. He served as President of his previous association, Country Club Estates, as well as Henry Ford's Quality Committee and West Bloomfield's Behavioral Health Board, Parks and Recreation, and Oakland County Prevention Counsel for Substance Abuse. He's managed budgets of over One Million Dollars.

- There were no nominations from the Floor.

President Beiermeister moved and Director Sitko seconded to close nominations from the Floor and elect Mr. Jeffries and Director Jones to serve on the Board of Directors by acclamation. The motion was unanimously approved.

- Officers will be appointed by the Directors at their first Board meeting immediately following this meeting.

6. Open Discussion

- President Beiermeister announced the rules and regulations will be updated and distributed to co-owners as part of the Homeowner Directory following Bylaw Change approval.
 - Rules for displaying holiday decorations were extensively clarified.
 - The architectural approval process and standards were more clearly defined.
 - Proper disposal of garbage and rules were made clearer with a reminder that the Association doesn't employ anyone to clean-up the community and Management charges extra for those services; therefore, the Association depends on co-owners to pickup to keep their community nice.
 - Mr. Jeffries asked about flyers that are delivered weekly and litter the community. President Beiermeister said the Association has no control and welcomed ideas.
- Co-owner of Unit 20 reported a gap of approximately 4"-5" was left between the curb and lawn in several places where water sits and is hazardous during the winter. Management will look at.
- Thanks were extended to the co-owner who permitted an extension cord to be run from their unit while a conduit was installed.
- It was noted that mulch will be spread by the end of the month.
- A co-owner asked if the irrigation contractor checks the system when it is opened for the season or if it could run during the day so co-owners could observe where adjusters are needed. Mr. Chaundy advised timers could be set to run during the day for a period of time.
- The Master Association is responsible for the pond, including maintenance and treatment. Mr. Langan owned the fountain and has passed away.
- A co-owner asked if the Association has a contractor referral list. Mr. Chaundy said it's been practice to not recommend contractors; however, Management could provide contact information of contractors they have worked with.
 - Mr. Chaundy advised all contractors that the Association and Management work with are required to participate in background checks and provide insurance information, which are updated annually.
 - A co-owner suggested contacting the District Court to verify if contractors have claims filed against them.
- A co-owner asked if a list could be distributed or posted online. Mr. Chaundy said the list is continually updated, so it's best to contact Management.

7. Adjournment

There being no further business, President Beiermeister adjourned the meeting at 7:49 p.m.

REVIEWED AND ACCEPTED:

President, Board of Directors

Secretary, Board of Directors