



**Pine Pointe Homeowners Association**  
PO Box 182151, Shelby Township, MI 48318



**President:** Mike Filippelli **Treasurer:** Gino Catenacci **Secretary:** Nanette Mapes



**Annual Meeting – September 24, 2019**

---

Note: Due to a scheduling issue at the library, the meeting was moved to St. Peter Lutheran Church.

**Attendance:** 13 homeowners

15790 Tranquil Dr., 55568 Pacific Ridge Dr., 55845 Serene Dr., 55980 Serene Dr., 15759 Retreat Dr., 55908 Serene Dr., 55087 Pacific Ridge Dr., 15675 Eskelinen Dr., 55540 Pacific Ridge Dr., 15714 Retreat Dr., 15623 Haven Dr., 15642 Eskelinen Dr., 55305 Pacific Ridge Dr.

**Introductions:** Mike Filippelli, president, opened the meeting at 7:12 pm. He welcomed everyone and remarked that this was the biggest turnout for a meeting since he had seen since moving into the subdivision. Those in attendance introduced themselves.

**Financials:** Gino Catenacci, treasurer, shared the financials.

**Summary as of 9/24/2019**

|                                |                   |
|--------------------------------|-------------------|
| <b>Balance Brought Forward</b> | \$8,230.20        |
| <b>Total Income</b>            | \$14,684.16       |
| <b>Total Expenses</b>          | \$13,029.82       |
| <b>Net Income</b>              | \$1,654.34        |
| <br>                           |                   |
| <b>Current Balance</b>         | <b>\$9,884.54</b> |

**Expected Expenses Prior to Dues Collection**

|                                    |                    |
|------------------------------------|--------------------|
| <b>Snow</b>                        | \$ 3,000.00        |
| <b>Salt</b>                        | \$ 3,000.00        |
| <b>Christmas Lights</b>            | \$ 1,650.00        |
| <b>Sprinklers</b>                  | \$ 800.00          |
| <b>Utilities</b>                   | \$ 800.00          |
| <b>other</b>                       | \$ 250.00          |
| <br>                               |                    |
| <b>Total Expected Expenditures</b> | <b>\$ 9,500.00</b> |

**Expected Balance Prior to Dues Being Received in March** **\$384.54**

The largest expenses for the subdivision are landscaping (weekly mowing, weeding, and entrance maintenance) and salt with the snow removal.

## **Old Business:**

### Entrance:

1. Water needs to get to the berm; some of the plants and shrubbery are dying. The board will investigate the sprinkler coverage. The landscaping company has agreed to replace the plants not thriving.
2. A pine tree on the west side was mowed down by a car and 75% of the small pine trees on the east side are dead or dying. Several of the large trees have vines on them which will cause them to die.
3. Large entrance rocks have been cleaned and repainted thanks to Gino. The large rocks are soft and starting to deteriorate.
4. Spotlights for the rocks have been replaced with more efficient LED lights.

### Stop Signs:

1. Mike talked to Macomb Township about adding stop signs due to the speeding especially on Pacific Ridge. Per the township, there must be three (3) accidents before they will address.
2. The stop sign at Clinton and Pacific Ridge was not put up by Macomb Township per their records and was not replaced when the street sign was damaged by a car and replaced.
3. Speed bumps were discussed; they will cause issues with snow removal.
4. Mike suggested that homeowners contact the Macomb Township Sheriff (586-469-5151 – nonemergency number) so that they can monitor.

## **Dues:**

The board recommended that the dues be raised to \$150 per year. This will allow us to handle the rising costs and plan for needed maintenance for the front entrance (deteriorating rocks, tree removals, etc.). The current HOA fee for The Rivers is \$195. All the homeowners in attendance agreed that \$150 was appropriate. We didn't have the minimum number of homeowners for a quorum to officially vote on raising the dues. Per the by-laws, the board can raise the dues 10% per year if needed without a vote. Those in attendance asked if an on-line vote could be done. Nanette Mapes, secretary, will review the by-laws to see if it can be done. [Per the by-laws, a meeting must be held and homeowners not in attendance can cast a vote via proxy prior to the meeting.]

## **New Business:**

1. On the sidewalk near Serene and Placid, profanity was painted on the sidewalk Saturday night. Gino to call a company used previously to remove graffiti.
2. Homeowners in attendance asked if we could ask for the preferred day of the week for the HOA meeting.

## **Elections:**

President: Mike Filippelli, incumbent unanimously voted in

Treasurer: Gino Catenacci, incumbent unanimously voted in

Secretary: Nanette Mapes, incumbent unanimously voted in