



Pine Pointe Subdivision Association
PO Box 182151, Shelby Township, MI 48318



President: Mike Filippelli **Treasurer:** Nanette Mapes **Secretary:** Vacant



Annual Meeting – October 23, 2021

Attendance: 11 residences

55305 Pacific Ridge Dr, 55277 Pacific Ridge Dr, 15623 Haven Dr, 15759 Retreat Dr, 55568 Pacific Ridge Dr, 55087 Pacific Ridge Dr, 55917 Serene Dr, 55908 Serene Dr, 55944 Serene Dr, 55420 Placid Dr, 55756 Placid Dr

Introductions: Mike Filippelli, president, opened the meeting at 10:32 am by welcoming everyone, introducing himself and Nanette Mapes, treasurer. The position of secretary is currently vacant because the prior secretary moved. Nanette has been doing both the treasurer and secretary duties. Mike stated that he volunteers as president so that a management company does not take over and cause our dues to increase. He also asked those in attendance to help the board by talking to their neighbors about the meeting and what was discussed.

Financials: Nanette reviewed the financials for the calendar year ended 2020 and 2021, year to date and project end of year. We ended 2020 with a loss for the calendar year; we again had to dip into our savings to cover the calendar year expenses. For 2021, we expect being in the black. With the 2021 dues increase, we are able to cover all of the current year expense without using our savings and be able to add to our savings for unexpected repairs or expenses. We did not have any unexpected repairs to the sprinkler system this year and we used a different vendor for our lawn maintenance which also helped with our expenses. Nanette also supplied a cash flow forecast thru March 2022. We have enough in the bank to cover all expenses thru March 2022 prior to any 2022 dues being collected. Nanette reported that we signed a 3-year contract with the plowing company to lock in the current rate thru the 2023-2024 season. We have a joint contract for snow and salt with River Pointe Condominiums; we pay 80% and they pay 20%. The financials shared at the HOA meeting are included on page 3 of this document.

Old Business:

- Entrance – We continued our cleanup of the entrance this year. Several dead or diseased trees were removed and the lower and/or dead branches were removed on others. The LED lights installed a couple of years ago continue to save on our electrical bill.
- Stop Signs – Mike and other residents have contacted the road commission about installing stop signs due to the speeding, especially on Pacific Ridge Dr. Per the road commission, a stop sign will not be installed until there have been several major accidents and typically only after a fatality is one installed. Mike was advised by the Sheriff to encourage residents to call and complain about the speeding and people not stopping at the stop signs that we do have in the subdivision. The Sheriff advised that residents should note the typical time of time, day(s); they will post cars to monitor, and the Sheriff does have the authority to have stop signs installed.
- Contacting Residents – We will continue to post information on our web site, the Facebook page, and emailing residents instead of mailing information whenever possible.

New Business:

- Dues – We will be keeping the 2022 dues at \$150 per residence, the same as the 2021 dues. Dues Statements will be emailed except for a few residents that have requested a mailed statement and to new homeowners that have not registered. We are looking into accepting electronic payments. Concerns with electronic payments are making sure the payment is associated with the correct homeowner and some companies (e.g., Venmo, PayPal) are now charging a per transaction fee if they think it is for a service or product. If we accept electronic payments for dues, we will need everyone’s cooperation to follow the guidelines.
- Elections
 - President – Mike Filippelli agreed to continue since no one in attendance volunteered.
 - Treasurer – Nanette Mapes agreed to continue since no one in attendance volunteered.
 - Secretary – Cindy DiPiero offered to fill the position of secretary since this position is vacant. No one else in attendance volunteered.
- Open Forum
 - Pets - Be courteous to your neighbors and clean up after your pet on your walks.
 - Streetlights - The association is not responsible for replacing the streetlights. Report issues to DTE at <https://outage.dteenergy.com/outdoor-lights>
 - Roads (potholes) – Contact the Macomb County Road Commission at 586-463-8671.
 - Rocks in the boulevard or corners – The association does not have any bylaws regarding rocks being placed in the boulevard. Residents can also contact Macomb Township with their concerns.
 - Lawn / Yard Maintenance – Concerns about poorly maintained yards and high weeds. Please send an email to our association email with the address of the residence. The board will send a letter and if it is not rectified within the allowed time, will file a complaint with Macomb Township. Residents can file complaints directly to Macomb Township as well at <https://www.macomb-mi.gov/FormCenter/General-Inquiries-4/Ordinance-Complaint-Form-43>.
 - Semi-Truck, Trailers, Inoperable Vehicles – Reminder that our bylaws state that these are not permitted to be stored on any lot unless they are in a garage.

The meeting was adjourned at 11:35 am.

Financials:

	2020		2021
	As of 10/31/2020	As of 12/31/2020	As of 10/17/2021
Cash In:			
Dues - Income	\$15,320.00	\$15,440.00	\$18,895.00
Interest	\$0.25	\$0.25	
River Point Snow/Salt Repayment	\$279.20	\$279.20	\$1,267.40
Total Cash In:	\$15,599.45	\$15,719.45	\$20,162.40
Expenses Paid to Date:			
Entrance Holiday Decorating		\$1,650.00	
Insurance	\$677.00	\$677.00	\$709.00
Landscaping	\$5,436.00	\$5,436.00	\$3,938.00
Sprinklers	\$2,582.50	\$2,582.50	\$402.00
Snow Removal - Plowing	\$1,677.00	\$2,875.00	\$1,797.00
Snow Removal - Salt	\$1,047.00	\$1,419.00	\$3,118.50
Misc. Exp - PO Box Rental	\$254.00	\$254.00	\$322.00
Misc. Exp - Stamps & Mailing	\$60.50	\$60.50	\$41.93
Misc. Exp - LYRA			\$20.00
Utilities	\$517.03	\$852.43	\$519.79
Total Expenses:	\$12,251.03	\$15,806.43	\$10,868.22
Sub Total	\$3,348.42		\$9,294.18
Planned Prior to End of Year			
Holiday Lighting	\$1,750.00		\$1,750.00
Landscaping			\$650.00
Snow Removal - Plowing (Nov & Dec)	\$918.00		\$960.00
Snow Removal - Salt (Nov & Dec)	\$700.00		\$700.00
Utilities	\$500.00		\$500.00
Sub-Total Planned Expenses	\$3,868.00	\$0.00	\$4,560.00
Estimated Total Expenses	\$16,119.03	\$15,806.43	\$15,428.22
Grand Total for Calendar Year	<u><u>(\$519.58)</u></u>	<u><u>(\$86.98)</u></u>	<u><u>\$4,734.18</u></u>

2020		2021	
Bank Account Balance as of 01/01/2020	\$6,554.62	Bank Account Balance as of 01/01/2021	\$7,232.64
Bank Account Balance as of 10/31/2020	\$9,903.04	Bank Account Balance as of 10/18/2021	\$15,761.72
Expected Cash Flow – 11/2020 to 3/2021		Expected Cash Flow – 11/2021 to 3/2022	
Holiday Lighting	(\$1,750.00)	Holiday Lighting	(\$1,750.00)
Landscaping		Landscaping	(\$650.00)
Misc. Exp - PO Box Rental	(\$260.00)	Misc. Exp - PO Box Rental	(\$350.00)
Misc. Exp - Stamps & Mailing		Misc. Exp - Stamps & Mailing	(\$30.00)
Misc. Exp - LYRA		Misc. Exp - LYRA	(\$20.00)
Snow Removal - Plowing	(\$2,995.00)	Snow Removal - Plowing & Staking	(\$3,092.00)
Snow Removal - River Pointe Portion	\$509.15	Snow Plowing & Staking - River Point Portion	\$618.40
Snow Removal - Salt Application	(\$3,850.00)	Snow Removal - Salt	(\$4,158.00)
Snow Removal – Salt - River Point Portion	\$654.50	Snow Removal - Salt - River Point Portion	\$831.60
Utilities	(\$600.00)	Utilities	(\$500.00)
Sub-Total	<u>(\$8,291.35)</u>	Sub-Total	<u>(\$9,100.00)</u>
Expected Bank Account Balance prior to 2021 Dues	<u>\$1,611.69</u>	Expected Bank Account Balance prior to 2022 Dues	<u>\$6,661.72</u>