



PINE POINTE

HOMEOWNERS ASSOCIATION

October 22, 2018 Meeting Minutes

Call to Order

Meeting was called to order at 7:03 pm by Marty Jenkins.

Board Members

Pine Pointe Homeowners Association Board Members in attendance were:

Marty Jenkins, President
Gino Catenaci, Treasurer
Nanette Mapes, Secretary

Homeowners

Pine Pointe Homeowners in attendance were:

55305 Pacific Ridge Drive
55277 Pacific Ridge Drive
15642 Eskelinen
15615 Clinton
15623 Haven Drive
55756 Placid Drive
15790 Tranquil Drive
55896 Placid Drive

Subdivision Entrance

The first order of business was a discussion regarding the entrance. Berns was responsible for the makeover and maintenance. Several homeowners commented that the entrance looked nice. Marty and Mike both called and talked to Berns a few times concerning the weeds. Berns replaced all the new plants that died. The groups discussed if Berns should be hired for the entrance maintenance for next year. The consensus of the group was that Berns should continue for one more year and we need to be clear concerning the expectation of weeding.

Some of the sprinklers were adjusted to water some of the new plants. One more head needs to be added to help water an area of the berm. Marty will email Mr. Mister to schedule the winterization.

There was discussion concerning cleaning the large rocks. It was noted that they cannot be power washed. The group also discussed replacing the florescent bulbs with LED. Gino will check if they can be replaced.

Snow Removal

Big Lakes was the company we used for snow removal last year. We received a quote for the 2018/2019 season, \$2795 for snow removal plus a per application charge for salt. Salt prices have increased substantially. The quote includes placing markers. The group discussed that they need to mark the fire hydrants and bus stops. Also, Marty will discuss where snow is pushed so that hydrants are accessible, and mailboxes are not blocked especially at Serene and Placid. We may have a combined contract with the River Point subdivision like last year.



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Financials

Gino discussed the current financial state of Pine Pointe Homeowners. He handed out financial information to the group. The costs for normal operations (excluding the entrance makeover) exceeded our income for 2018. As of the meeting, we have a deficit of approximately \$2000. We have surpluses in previous years, so our bank account is currently in the black. The large normal operating expenses in 2018 were the landscaping maintenance and salt during snow removal. Gino recommends that we raise the fees for 2019. There is one homeowner that has outstanding dues for 2018.

New Business:

Several topics were discussed including interest in a sub garage sale, privacy fences, stop signs, Macomb Township ordinance violations, adding stop signs, sending out a newsletter, and increasing the annual dues. Those in attendance were not interested in have a sub garage sale. Per The consensus of the group is that they are not interested in having a sub garage sale. Per Cindy DiPiero, the subdivision can put in stop signs that are slightly smaller than the standard size. It was noted that homeowners should file a complaint with Macomb Township for ordinance violations. The group discussed sending out a newsletter prior to the dues letter so that the homeowners would receive the minutes and information. Jill volunteered to put it together and it was suggested that we email it out instead of mailing it and post it on the Facebook and web site.

Fees

The majority of those in attendance wanted to raise the annual fee to \$125 due to the rising costs of normal operations. However, since we did not have a quorum the fees were raised to \$110 (10%) per the bylaws.

Board Member Elections

The following homeowners volunteered for the 2019 calendar year: President - Mike Filippelli (15623 Haven Drive), Treasurer - Gino Catenaci (15642 Eskelinen), and Secretary - Nanette Mapes (55305 Pacific Ridge Drive). All board members were confirmed unanimously.

The meeting was adjourned at 8:00 pm.