



PINE POINTE

H O M E O W N E R S A S S O C I A T I O N

October 4, 2016 Meeting Minutes

Call to Order

Meeting was called to order at approximately 7:05 pm.

Board Members

Pine Pointe Homeowners Association Board Members in attendance were:

Eric Hall, President
Cindy DiPiero, Treasurer
Marty Jenkins, Secretary

Homeowners

Pine Pointe Homeowners in attendance were:

55277 Pacific Ridge	55685 Placid Dr	15759 Retreat Dr
55663 Pacific Ridge	15683 Tranquil	15790 Tranquil
55868 Placid Dr	15642 Eskelinen	55917 Serene
55944 Serene		

Snow Plow Service

The first order of business was a discussion regarding snow service. Last year, our current service company was pushing snow into the driveway of homeowner 55685 Placid Dr. They were also pushing snow to the school bus stop, which causes low visibility when snow is blowing around the bus stop. The point was raised that it could also be an issue with the snow service in the Rivers subdivision pushing snow into our sub.

Our board president and treasurer, Eric and Cindy will contact our snow service in regards to this issue.

Lights at Entrance

The issue of lights at our entrance “not matching” was raised. Eric explained that we also have an issue with humidity tripping the circuit breaker that supplies the electrical outlets at the entrance.

Acknowledgement

Eric acknowledged Cindy for all of her hard work this past year as treasurer.



Old Business

Items of old business were discussed:

Stop Signs

Eric indicated that there are some issues to be considered if stop signs are to be installed:

- The Macomb County Road Commission won't install them, and they they have the right to remove them if they so choose
- It will cost about \$800-\$900 to install all stop signs
- If a stop sign is place in front of a house, the homeowner living at that house would lose the parking spot in front of their house (it is illegal to park next to a stop sign)
- The members proposed installing a sign at corner of Haven & Pacific Ridge
- The members proposed installing a sign at corner of Serene & Pacific Ridge (both directions)
- It was suggested to do a three way stop at Serene & Pacific Ridge first and see if it's prudent to add more
- The installation of non standard as opposed to standard sized signs was discussed
- Installation of stop signs may also affect bus stops. Eric will contact school board

Home Improvement

A comment was made as to the home improvements made to a certain home in the subdivision and how the home is looking much better.

New Subdivision

The question was raised as to whether or not the new subdivision being built just to the east of Pine Pointe will be joining our homeowners association. Eric indicated that they would not.

New Subdivision Construction Traffic

The new homeowner at the corner of Haven and Pacific Ridge commented on how the construction traffic going in and out of the new subdivision was adversely affecting his property. He brought in a light that fell off of one of the trucks after hitting the tree on his property.

In addition, homeowners on any one of the three entry roads into the new sub are affected by this traffic.

Distinguished Development is the company building in the new sub, the owner's name is Brad

It was suggested to ask them if they could create their own construction entrance.



New Subdivision Working Hours

The issue was raised by one of the homeowners adjacent to the new sub that they are usually late into the evening and starting very early in the morning. The homeowner has contacted the road commission and complained.

Eric suggested to contact our congressman regarding issues with commission not doing their jobs and ordinances not being enforced.

Development of Old Wolverine Golf Course Property

A homeowner brought up issue regarding building of 700 sq feet apartments on the Wolverine golf course property.

Development of Roundabout / Right Turn Lane At 25 Mile and Romeo Plank

Members had a discussion regarding roundabout and right turn lane/roundabout at Romeo Plank and 25 mile, paving of Hayes between 25 and 26 mile roads

Entrance to Pine Pointe

A homeowner new to Pine Pointe (Mike Filippelli) brought up sub entrance, and believes it could look nicer. Eric discussed landscape company.

Another homeowner mentioned different lights at entrance, bushes not being trimmed, no flowers. Eric suggested a complete redecoration of sub entrance, wiring and sprinklers.

Cindy made a motion to tear out bushes, update the sprinkler system, update the electrical system, and get the light bulbs at the entrance "in synch".

A suggestion was made to have "themed" entrance for different holidays / seasons.

A suggestion was made to form a committee to work on the entrance.

Eric suggested a \$3000 budget to be spent on improving the entrance to Pine Pointe. He also indicated that the sprinkler and electrical systems should be done first. He then clarified that the electrical should be the first thing done this fall and that sprinklers can wait until spring. He indicated that he would purchase new *matching* light bulbs for the entrance.

Cindy's motion was passed unanimously.

New homeowner Mike Filippelli has volunteered to organize the beautification committee

A subsequent discussion was held regarding Christmas lights not looking all that great. Holiday lights for this year are to be LEDs (red white & green). Eric and Cindy discussed the difference between leasing or buying lights (we lease). In the end, it is more cost effective to lease the lights as there are no issues with storage or lights burning out and having to be replaced. It was also discussed that, due to liability issues, it is best to let company do everything for the Christmas lights.

Eric and former president Gino agreed to attempt a temporary fix on the electrical.



Street Repair

A homeowner brought up issue with streets needing repair. In addition, sidewalks may also need repair. Eric indicated that the city is responsible for street and sidewalk repairs and will call.

Review of Finances

Cindy DiPiero, Treasurer, discussed the financial status of the Pine Pointe Homeowners Association. We are in good financial shape.

Subdivision Newsletter

A homeowner asked about sub division newsletter that we used to get but haven't received in a couple of years. New Secretary Marty Jenkins apologized for this oversight and indicated that he would immediately start working on this year's newsletter. He also volunteered to develop a web site and Facebook page. The web site will include access to documents such as bylaws, financial statements and newsletters. It will also include a Welcome To The Sub section for new homeowners to "sign in" and notify their neighbors that they've moved in.

Subdivision Phone Service

It was suggested that maybe we should discontinue phone service and go with web/email/standard mail service communications only.

Update To Bylaws

Eric suggested that we need to update our bylaws. He also reviewed current bylaws and amendments.

Spring Homeowners Meeting

Cindy suggested adding another meeting in the spring to review the status of items from today's meeting. This will result in two homeowners meetings each year, one in the spring and one in the fall.

Preferred Communications

It was decided to include a note on the dues letter asking if homeowners would like an electronic newsletter (email required) and that we are planning to eliminate phone messaging. Homeowners will still be able to communicate with the board via standard email and submission of email via the Pine Pointe web site. The board members will still communicate to homeowners via standard mail, email and our new web site.

Election of Board Members

Eric asked homeowners in attendance if there were any volunteers for current board positions President, Treasurer and Secretary. There were no volunteers. The current Homeowners Association Board volunteered for another year and were re-elected unanimously by the homeowners in attendance. The new board consists of:

Eric Hall, President
Cindy DiPiero, Treasurer
Marty Jenkins, Secretary

Eric also indicated that due to term limits in our by-laws, he will not be eligible for the position or president next year.



PINE POINTE HOMEOWNERS ASSOCIATION

Meeting Minutes, October 4, 2016

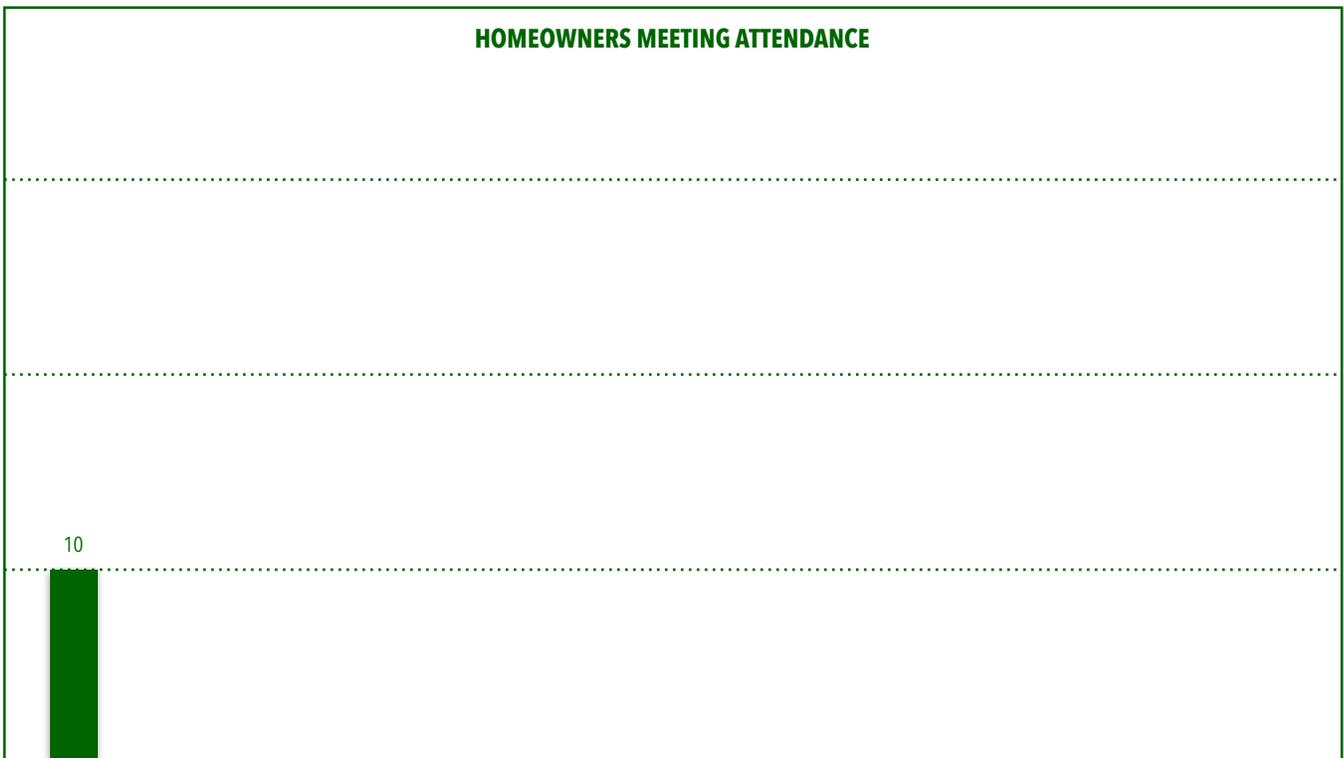
You Matter

As stated in our newsletter, YOU matter. Your thoughts, ideas and suggestions are vital in maintaining the high standard that we hold for our neighborhood. The board members make decisions on your behalf, but only with approval by homeowners in attendance at our meetings. Your vote is vital to the process, and we encourage you to attend the homeowners meetings. We want your voice to be heard.

Thank You

The Pine Pointe Homeowners Association Board Members would like to thank all of the homeowners in attendance at our latest meeting. We value your input and try to serve in your best interests. Your participation in this process is invaluable and we look forward to working with you in the coming years.

HOMEOWNERS MEETING ATTENDANCE



10/04/16