

Nowland Estates Homeowner's Association Meeting
PO Box 871764
Canton, Michigan 48188

December 2, 2020

Board Members

Jim Mettlach	President	Present
Theresa Pawczuk	Treasurer	Excused
Rob Garzaniti	Landscaping	Present
Mark Wiitanen	Ponds and Pumps	Present
Donald Bauman	Secretary	Present

Association Member

David Pawczuk	Webmaster	Excused
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Call to Order

The president called the meeting to order at 7:05 pm. The November's meeting was moved to December 2 for homeowners to have time to submit questions, issues, and concerns to the Board by email.

Treasurer Report

Treasurers report was reviewed. It was noted the landscape budget was over for mulch and pond and pump maintenance.

The Board will forgo stipends this year.

The Board agreed not to raise subdivision dues for 2021.

Landscaping

The failed pump has been repaired and held in reserve as shelf stock at Kennedy Industries.

It was noted there are dead trees in the common area by Sheldon Pond. They need to be removed. Rob will request estimates. This item will need to be added to the landscape budget for 2021.

Trees on Nowland Court – It was noted there is a tree with a trunk that is splitting. The tree is not dead. The Board will address this in the spring. This item will need to be added to the landscape budget for 2021.

Holiday wreaths have been put out. It was noted the outlet on Nowland Court is broken. The Board will address repairs in the spring. This item will need to be added to the landscape budget for 2021.

While installing the wreaths, it was noted that the cap stone on the subdivision sign is loose and the mortar needs repair. Subdivision sign should be inspected in the spring. The Board will address sign repairs in the spring. This item will need to be added to the landscape budget for 2021.

Roads

Jim will email Nowland Court homeowners an update on the Road repair status for 2021, once a timeline has been determined by the Township.

Discussion

The board received three responses to the Board email request for questions, issues, or comments.

Comments were:

1. Thank you to the Board.
2. Can Board meetings be virtual? The Board had its first virtual meeting in December. It went well. The Board will look at the possibility of sub wide virtual Board meetings.
3. Question on Road repair status.

January Dues Letter:

1. Jim will prepare the newsletter and Don will prepare the envelopes for mailing. The target is to mail the subdivision dues letters before the January meeting. This will give homeowners additional time to respond.

January's agenda items:

1. Review and set budget for 2021.
2. Amend bylaws addressing renting.
3. Address commercial vehicles parking.

Meeting Schedule

Meetings will be Zoom meeting, Wednesday, January 20, 2020 from 7 to 9pm.

Adjournment

Meeting adjourned at 8:13pm.

Don Bauman
Secretary