

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

Oct 20, 2021

Board Members

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

Call to Order

The president called the meeting to order at 7:05 pm.

Treasurer Report

Budget was reviewed by the Board including, current balance and reserve fund balance.

One homeowner is overdue with a past road assessment and dues for multiple years. A lien was placed on this property.

A discussion on should the Board consider raising dues because of the continued escalation of costs. No decision was reached.

There are two outstanding invoices: Fall clean up and pump repair to remove a muskrat from the Nowland/Palmer pump.

By-Law Updates

The Board continues to review these items:

1. Review bylaws amendment addressing renting.
2. Review bylaws amendment addressing commercial vehicles parking.

Landscaping

Off Plamer Road there is a tree that it is rotten about 15 feet above grade, weakening the tree and subject to falling. It is alive. There is also a similar tree near the Nowland/Sheldon pond, and Frank's Tree Service quote was for removal of three of the four trunks at \$1,500.

Sprinklers - The irrigation systems will be turned off by the City on October 29th.

Fall Clean Up - Zak Landscaping will complete clean up by the end of November.

Asphalt Work - The Board confirmed that lawn repair is included in the asphalt work contract being completed on Nowland Court.

Miscellaneous

1. Garbage cans and Recycle containers should not be visible from the street. They should be screened by bushes or placed in the garage.
2. The Board issued a sub violation for rotten trim to one homeowner. Repairs were made within a week.
3. Street sweeping – It was noted: to have the subs street swept would cost between \$900 to \$1,000. Street sweeping in not in the current budget. It was suggested by a board member that each homeowner clean in front of their own house.

Meeting Schedule

Meetings will be Zoom meeting, Wednesday, Dec 1 or 8, 2021 from 7 to 9pm. Jim will check to see if the meeting room at the city is available for face-to-face meeting.

Adjournment

Meeting adjourned at 7:49pm.

Don Bauman
Secretary