

Nowland Estates Homeowner's Association

PO Box 871764

Canton, Michigan 48187

May 23, 2023

Special Assessment Meeting

Board Members

Open	President		Theresa Pawczuk	Treasurer	Present
Donald Bauman	Secretary	Present	Rob Garzaniti	Landscaping	Present
David Pawczuk	Webmaster	Present	Open	Pump & Pond	

Call to Order

The Acting President called the meeting to order at 7:02pm. The president welcomed homeowners in attendance.

The Acting President reviewed the current budget status, pump and pond status, and deferred maintenance items. There is a budget shortfall of almost \$15,000 for this year. The president explained the pros and cons of the assessment.

By laws and Covenant and Restrictions have never been updated since 1995, except for a couple of amendments.

The Association has three options: 1. Bring in a new Board, 2. Bring in a new board and a Management Company (costing the Association a minimum of about \$4,500 per year over and above our current budget, costing each home owner more, 3. Walk-a-way and let the State takeover, and pay the State their rate each year over and above our current budget, costing each home owner more. Option 1 is the best option.

The electrical panel for the Valentine Court pump station is being built, they are waiting for one final part and the panel is expected to be installed in 2-3 weeks.

Guests

25 Homeowners were in attendance. The Board received 37 Proxy votes, making a total of 62 homeowners represented. A quorum was declared.

Special Assessment Requirements: Per our subdivision's Declaration of Covenants and Restrictions, Article IV, Sections 5-7, special assessments need to be approved by our residents via a meeting. This meeting must be attended by at least 60% of the 86 homeowners --which equals 52 homeowners-- (either in person or by proxy) to constitute a quorum. If a quorum is met; then, two-thirds of the votes of the homeowners, present in person or by proxy, need to be "yes" votes for the special assessment to pass. Two-thirds of 58 is 39.

Voting

The voting process was explained. Homeowners signed and cast their votes. The secretary counted the votes and checked by the treasurer. There were 55 "yes" votes and 3 "No" votes, for a total of 58 votes. 39 "yes" votes are required for the Special Assessment to pass. The Special Assessment passed by 16 votes.

The Board will send out a letter to the sub homeowners indicating the Special assessment passed and the \$500 payment is due June 23, 2023.

Open Discussion

The Board is basically a maintenance body. They oversee grass cutting, snow removal, ponds and pumps, sprinkler systems, utility bills, and other items.

Two Board position and Committee positions are currently open, and the four current Board members will be stepping down at the December meeting. Several people showed interest in joining the Board.

Board responsibilities are posted on the web site.

Sub Garage Sale is Jine 1,2,and 3.

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, June7, September 6, and November 15, 2023, from 6:30 to 8 pm.

Adjournment

Meeting adjourned at 7:58 pm.

Don Bauman
Secretary