

Nowland Estates Homeowner's Association  
PO Box 871764  
Canton, Michigan 48187  
May 5, 2023

**Board Members**

Open	President		Theresa Pawczuk	Treasurer	Present
Donald Bauman	Secretary	Present	Rob Garzaniti	Landscaping	Present
David Pawczuk	Webmaster	Present	Open	Pumps & Ponds	

**Call to Order**

The Acting President called the meeting to order at 6:32 pm. The Board introduced themselves followed by Homeowners present.

**Guests**

Jim Aigner	1530 Valentine Court
Jason Steinhebel	43517 Nowland Drive
Jason Cohen	44338 Nowland Drive
Nicholas Aquino	1554 Valentine Court
Shuvra Day	44245 Nowland Drive
Maltali Chakrabash	44245 Nowland Drive
George Poulos	1575 Valentine Court

**Agenda**

1. Budget Review
2. Annual Assessment Status
3. Pond and Pump Station Status
4. Landscaping Quote Review
5. 2023 Storm Damage and Tree Removal Quote Review
6. 2023 Road Project Status
7. 2023 Assessment
8. Future Maintenance Items List
9. Board of Directors Openings

**Treasurer Report**

The Board reviewed the current budget for 2023.

There is one homeowner behind in this years' dues.

There is a budget shortfall of almost \$15,000 for this year.

**Landscaping**

Sprinkler meters have been installed.

The board is holding on signing the Landscape Contract.

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.

There are several maintenance items needed that are listed in the special assessment finances spreadsheet.

### **Open Discussion**

Jason Cohen was interested in joining the Board. He wanted to know what the President's responsibilities are. The board positions are described in the bylaws that are available on the website.

Nick Aquino was interested in helping with A.I. and the website.

Nick was interceded in helping in some capacity.

Board responsibilities are posted on the web site.

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

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.

It was suggested that the assessment should be higher than \$500. Instead of having homeowners making one lump sum payment, make two or three payments over the next 9 months.

### **Meeting Schedule**

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, Special Assessment meeting, Tuesday, May 23 from 7-8pm in the Meeting Room Freedom, June 7, September 6, and November 15, 2023, from 6:30 to 8 pm.

### **Adjournment**

Meeting adjourned at 7:50 pm.

Don Bauman  
Secretary