

Nowland Estates Homeowner's Association
PO Box 871764
Canton, Michigan 48187
March 6, 2024

Board Members

Mike Varney	President	Present	Andy Sondor	Treasurer	Excused
Nick Aquino	Secretary	Present	Jason Cohen	Landscaping	Present
Dave Stendardo	Pumps	Present	Jim Aigner	Landscaping	Present
Randy Giannini	Pumps	Excused	Jim Neilson	Landscaping	Excused
Elizabeth Varney	Webmaster	Excused			

Board Transition Team

Donald Bauman	Present
Theresa Pawczuk	Excused
David Pawczuk	Present
Rob Garzaniti	Excused

Guests

None

Call to Order

The Mike Varney, President called the meeting to order at 7:09 pm.

Treasurer Report

Mike V. speaking on behalf of the treasury role.

Outstanding Checks. 78 out of 85 homes have returned their HOA fees. 86 homes total but one already sent it in before we mailed out requests.

Balance after the checks are out – ~19,000\$ and change. There's a small 80\$ discrepancy in the bank statement.

Mike will investigate – he does not have an email record of what that might be.

The budget is on track – We paid 10k for the pumps last year.

We are “current” for the pump bill.

Budget was 29k for this current year.

Mike will print out the page.

The only other concern is electric bill. Palmer road pump is up over 400% for the previous three months for electric consumption.

Need to track that down. Could be the halogen lights at the monument.

Could also be constant running of the pump.

There are two addresses for the different meters – one at Palmer and one at Sheldon.

Landscaping

Jim A.

Proposal for snow removal and lawn care.

11,000\$ +

This is up from last year.

This also includes trimming the detention ponds as well.

Snow removal goes from 1.5, to 2inches minimum.

Additional costs are listed in the quote.
There's also a de-icer application that's listed in the quote.
Jim will make a note of the de-icer and ask about what product and where it's applied in the sub (entrances?)
Payment for summer would be \$4,769 for the first payment.
Question asked if Mulch is included: Yes. It's listed on the first page.

Total \$11,725 for the contract.
26 cuts included.

Jason Cohen will do an additional review of the bid and see where we can trim down the costs.
We may not need as much mulch.
We may be able to do each entrance every other year
Additionally, the 26 cuts that are listed most likely will not all be needed due to dry spells in the middle of the summer where the grass just doesn't grow.

Considerations on having additional bids from other vendors.
Jason Cohen will pursue another bid.

Pumps and Ponds

Dave surveyed all the pump stations and did a general assessment.
Palmer pond is the most expensive of the three.
Dave (Pump repair person) provided quote for repairs.

Palmer:

Needs to be a re-attachment of one of the pipes, a bunch of cleanup, and more.
There's roughly ~3,000\$ in estimates to "fix that area".
All three ponds could benefit from having the vegetation removed, wrap around the pipes.
If they come in and repair all the pump stations at once, we could save significant money.

For them to do one of the larger ponds - ~3,000\$K (estimate).
All three ponds would potentially be ~10K
They charge for a quote at 130\$ per hour – Dave anticipates at least 3 hours to review and get proper quote/estimate.

[Dave showing pictures of the full pond]

Volume of the water does not solely include the volume you see in the ponds – there's water in all the pipes and up to the grates. This could be 2-3 times the volume.

[Dave showing pictures of the pond electric 'rats nest']

[Dave showing the separated drainage pipe leading to the pump well.]

[Dave showing the monument that needs repair]

[Electrical cover for both lights at the monuments have broken weather covers (for the outlets)]

Dave's assessment is that the palmer pipe is the one item that's needed the most.

Sheldon pump area:

Sheldon was the one that had the issues which caused street flooding.
We were fortunate that the pump actually functioned.
Dave had to manage the pump manually during the last storm.
Repair person came out, cleaned up connections and was able to get the pump working again.

The vision going forward is to have the three pump stations all configured identical so that it would be easier to repair moving forward.

Quote for control box replacement = ~\$7000
This would be a future item that would be nice to get to.

Need locks for pump wells!!!

There's a lot of work to be done.... largely overgrowth and work around the pipes to remove dirt and add rock.

We would need at least a quote – at \$130 per-hour, we'll probably need ~2 hours of quote time.

Mike V. suggesting we have the quote itemized so that we can evaluate what we can afford to do.

Dave will ask him to quote it multiple ways so that we can figure out how to split up the work to meet our budget needs.

Sheldon pond needs three floats replaced – Dave is waiting for a quote.
Each pond has three floats. It's beneficial to have them replaced every other year or more frequently.

Floats and Locks seem like the no-brainer.

Present board members took a vote for up to 3hours of time to quote at \$130 an hour.

Roads

We did not make the cut this year for the road improvement, sponsored by wayne county.
We will pay 2500 and get 50K worth of road work.

When we turned in our check, they were 75% full with available improvement schedules for 2024. They processed the check, so we are in for the 2025 program.

Dave P. suggests we may want to provide another \$2500 check for the next year's program and maybe we can get in for a 2027 date.

Vote to be taken:

Present board members all voted FOR the \$2500 dollar check to be sent in.

Mike V.

Dave S.

Jason C.

Jim A.

Nick A.

Dave P. will walk the check in once he receives it from Mike V.

Webmaster

Getting the meeting minutes after they're done.
Would like to talk about the OCR on the legal documents.

Nick A. will talk to Kelly A. about getting everything scanned via OCR.

Open Discussion

Dave P. asks if we're going to promote a garage sale?

How do we promote for customers but also for our homeowners to participate?

Website is one. Sandwich boards are the other avenue for communicating (outside of postal mail)

We could use a social director to help post on social media and other community apps (i.e. Neighborhood apps)

Proposed dates: May 30, 31, and June 1st (Thursday, Friday, Saturday)

Board voted to promote the garage sale with the above dates.

Nick A. has two sandwich boards.

Any volunteers?

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, June 5th, from 7:00 to 8 pm.

Adjournment

Meeting adjourned at 8:42 pm.

Nick Aquino
Secretary