Nowland Estates Homeowner's Association PO Box 871764 Canton, Michigan 48187 September 4, 2024

Board Members

Mike Varney - President Nick Aquino - Secretary Dave Pawczuk - Treasurer, Roads Director Jim Aigner, Jason Cohen, Jim Neilsen - Landscaping Dave Stendardo - Ponds and Pumps Elizabeth Varney - Webmaster

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

Board Transition Team

Donald Bauman ?
Theresa Pawczuk ?
David Pawczuk ?
Rob Garzaniti ?

<u>Guests</u>

None

Call to Order

7:08 – Mike Varney

Treasurer Report - Dave

Not present

Landscaping

Weed issues

Mulch needed – If we do it now, the fall cleanup may blow a lot of it away with the leaves. We'll address this in the spring. Also, consider plants that can cover instead – like Juniper or native species to Michigan.

Trees – we have a few that fell. We need to find an approved tree.

Debree: During Fall Cleanup We will need to take pictures to document the cleanup so we can address any issues.

Pumps and Ponds

Dave cleared out some debris and soil to assist in drainage for valentine pond.

There's a float in one of the drains that gets flushed around by the water flowing in. The bobbers are rapidly cycling the power, which could continue to cause issues.

Dave had worked with the repair guy to install a startup delay to prevent the on/off/on/off issue which would hurt the system.

Overall, there was ~\$700 overage on estimated repairs due to repeated visits from repair/maintenance service.

Additional ditch clearing by Dave was performed due to standing water.

The electric box was rusty – Dave sanded and repainted.

Roads

Webmaster

Residential Concerns

Garbage bin storage - At least 25 homes were not in compliance on September 3 audit - Some were additionally not in compliance with township ordinance - Concerns have been raised over bin size and ability to fit in standard garage - HOA had a window to request smaller bins (lapsed)

Open Discussion

Elizabeth - Sun bleached signs for no-parking fire lane. She will call county.

Mike/Nick - Garbage cans

We'll use a survey to post on the website that people can use to share their feelings and opinions. We'll use the sandwich boards. The information on the website will explain what is currently allowed for garbage cans and we will link to a survey where additional options will be presented with an "optional" field. The message in the survey will indicate that it is not an official vote.

Don – Maple trees west of Nowland on Palmer blocking visibility
Nick and Jason to take care of.

Jim A. to ask township police for the speed limit trailer.

Board contact information and general availability registry

Monument repairs – at this time, we need a quote. BrickandLevel.com was contacted and we are waiting for them to respond.

Meeting Schedule

<u>Adjournment</u>

Adjourned @ 8:29pm.