

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

March 7, 2018

Board Members

Jim Mettlach	President	Present
Theresa Pawczuk	Treasurer	Present
Rob Garzaniti	Landscaping	Present
Mark Wiitanen	Ponds and Pumps	Present
Donald Bauman	Secretary	Present

Association Member

David Pawczuk	Webmaster
Dave Stendaro	1542 Valentine Court

Call to Order

The president called the meeting to order at 7:04 pm.

Treasurer Report

The treasurer's report was reviewed.

Seven homeowners have not paid dues. Reminder letter will be sent by March 15. If payments are not received by March 31, Board will contact Attorney to start Lien process.

Three homeowners overpaid by \$25.

Road Account is \$453.71.

Landscaping

Mulch to be completed in early March or April. Twenty cubic yards are needed at each entrance. Lawn service to coordinate.

Board requested quotes for landscaping and snow removal service. Quotes from Zak's Crew Cut and Marek Landscaping were reviewed. Marek references will be contacted as follows:

Jim will contact Central Park

Dave will contact Glengarry

Rob will contact Royal Point

Current contracts end in April 2018.

Rob will check the condition of the sprinkler meter box at Sheldon/Nowland entrance when weather is better. It is looking bad.

Pumps – we have two that have been in service since 2003 and 2004.

When sprinkler meters are installed, we will need to check for leaks.

Jim will check into concrete crack sealing and crack repair for the asphalt street.

Discussion

It was suggested that we follow Robert Rules more closely at our meetings.

Garage sale for 2018 will be May 31, June 1 and 2.

David will add open committee positions to the website.

Discussion was held on the anonymous "stipend letter" that was placed in subs mail boxes. Attorney directed the Board to use stipend instead of waiving their dues payments. Waiving dues would require changing the By Laws. Property Management Company prices were reviewed and found to cost \$100 to \$150 per month per home owner plus \$325 dues or \$1,525 to \$2,125 yearly. The cost to the Association would be between \$131,150 to \$182,750 annually. A second company's cost was \$100 per home owner per year plus \$325 dues or \$425 annually or cost to the association \$36,550 annually. Stipend have been in the budget and published every year since 2005.

Our website has all the County Documents that pertain to our subdivision.

43517 Nowland has identified a cracked curb.

It was noted that many homeowners are leaving the recycle trash bin setting out at the curb or in site by their house after trash has been picked up.

Meeting Schedule"

Meetings are held at the Canton Township Hall, Lower level meeting room B from 7 to 9pm, on Wednesday evenings.

The schedule for 2018 is June 6; September 5; and December 5.

Adjournment

Meeting adjourned at 8:00pm.

Don Bauman
Secretary
nowlandboard@aol.com