

**Lincolnshire East Association
Annual Subdivision Meeting
Location: Four Seasons Park
June 21, 2023**

Board Attendees and Trustees:

Martin Stephens	Patti Warren	Sue Coscarelly
Troy Johnson	Gary Ledermann	Patti Warren
Steve Levett	Al Boswell	Doyle Cunningham

Others: Many neighborhood residents were in attendance and a sign in sheet was passed out.

Welcome

The meeting was called to order at 7:05 pm by Martin Stephens. An agenda and the annual Treasurer's report were handed out.

This meeting was heavily attended due to informing all residents, two weeks prior with a mailed flyer, that dues increase (from \$75 to \$160) was going to be discussed and voted on. Marty informed people that the meeting was also the annual meeting, which normally takes place in March, and therefore we would run through all neighborhood items and then discuss the dues at the end of the meeting. He also mentioned the new LEA HOA website (leahoa.org) encouraging all in attendance to register. This will be the best way for everyone to stay informed.

Introductions

All board members introduced themselves.

Treasurer's Report - Gary Ledermann

The annual treasurer's report for the period ending 9/30/2022 was distributed to all in attendance. We had a total income of \$17,084.00. We had total expenses of \$24,566.49. This reflected a decrease of \$7,482.49, bringing our cash balance to \$35,654.46.

This discussion and viewing of the Treasurer report by all attending residents raised several questions about our expenses.

- One example was a discussion regarding lawn cutting services. Mark Price, the landscaping chair, was asked to speak on it and stated that 3 bids were taken, and the rationale regarding the selection. Several people agreed that the previous lawn cutting at the park was not the best and that this year it looks great so far. Others thought it was way too expensive.
- Why are we not using an Interest bearing account. Gary responded regarding fees.
- Gary and Marty both discussed that they are still developing the online payment option on the website (www.leahoa.org).

- Delinquent dues were discussed. The board has not pursued collections on these dues as the original Collections Committee that pursued arrears was disbanded due to the moving of the committee chair Sherri Gelman. If anyone is interested in volunteering to restart this committee, previous information will be made available to help get that committee restarted. We are still looking for a volunteer.
- Some in attendance were not happy with the idea of LEA HOA putting a lien on home because of past dues.

NOTE: As the conversation was centered around money the discussion of the dues being increased continued to come up and the ability to follow the agenda was tough. The dues discussion was the pressing issue, but Marty tried to keep on schedule.

Landscaping - Mark Price and Sue Coscarelly. Seeking volunteers.

Mark Price discussed landscape committee

- Mark discussed the bidding process and that little guys are not interested in our park. It is a big park, and you need the right equipment.
- Always working to enhance the Islands. Mark and Sue did the Wykeshire and Leestock Islands by themselves
- Someone asked about buckthorn and that the landscape committee should address that issue
- Someone also suggested we sell the Park.
- Many spoke up that they love the park.

Park Committee – (Elana Avakian). Seeking volunteers.

Elana spoke about the ideas for the park.

- Enhance the playscape area with an area for toddlers.
- Add fence around kids' area; road is a concern
- Marty spoke of vandalism repairs, and broken swing.
- Marty spoke about wanting electrical access. The quote was \$6000.00
- The path around the park needs to be resealed where it has cracked from the freeze/thaw cycles of Michigan.
- We would like to spend some money to add some additional trees to the park for shade and aesthetics. He is working with city to coordinate
- All these ideas need money and raising the dues would ensure these projects can be funded.

Other business:

- Marty discussed the many ideas we have been discussing in our meetings. See agenda.
- We need volunteers and the Board meeting is where you come if you want to bring in a new idea.
- If anyone is interested in creating a committee for a sub-wide garage sale, there are signs available to advertise it to the members and then turned toward the public off 11 Mile Rd.
- The website is evolving. Martin Stephens (Marty) is the webmaster and you can send him messages through the webmaster link.

- The many events that the neighborhood celebrates were mentioned (ice cream social, summer picnic, movie night, pumpkinfest. However no further discussion took place.

Dues Increase - (Marty Stephens) Finally took place at 8:15.

- The vote put forward was to raise the annual dues from \$75 to \$160 dollars.
- Marty reiterated all the ideas and plans that we have for the neighborhood require money. In order to keep our neighborhood beautiful, it needs to be improved maintained.
- There were suggestions about making the payments in two payments rather than one lump amount
- There was a question about people not being able to make the meeting and how their votes are to be counted. They did not feel we gave enough time for people to plan to attend.
- Marty responded by referencing the bylaws.
- There was confusion on how the vote would be counted. And how many people per household could vote. The agreement was confusing and not well communicated, but if you attended the meeting and an adult your vote was counted.
- Marty requested a show of hands in favor. Patti Warren counted 35 yes and 20 no's. There were 58 people present. To pass the proposal you need $2/3$ of $(58) = 38$ yes votes. Therefore, the proposal to raise the dues failed to pass.
- This increase is hard for people with a fixed income, maybe a senior discount would help.
- Another suggestion was to make a gradual increase over the next 3 years. This may have been received better.
- There were suggestions about making the payments in two payments rather than one lump amount
- Is there a way to grandfather
- Someone mentioned that he thought there was a state law that HOA can only increase dues 20% each year.

New ideas comments:

- Additional event/accomplishment resident recognition event
- Holiday party
- Use & restrictions do not agree with the By-laws. Need to review.
- Use & restrictions are out of date. They need to include things like Airbnb, solar panels, size of sheds. This will require legal fees to do.
- Maybe we could add a hardship fund to the website / or dues statement.
- Directory – want it online
- Motion to change bylaws to allow for absentee ballots.

The meeting adjourned at 9:15 pm

Submitted by Patti Warren 6/27/2023

