LOCATION: Canton Administration Building, 1150 Canton Center Rd. S, Canton, MI 48188

I. Meeting called to order at 7:18 p.m. & homeowners welcomed
II. Introductions and description of the evening agenda
III. Proof of notice
IV. Establishment of quorum: Enough homeowners were represented to have quorum.
V. Approval of minutes: The minutes from the annual meeting on 7/1/14 were approved.
VI. Election of Board of Directors: There were no nominations from the floor. Motion to elect Soraya Patton and Steve Leja by acclamation was approved. They will serve another 2-year term.
VII. Director and committee reports
   A. President’s Report presented by Steve Leja
      1. Singh
         a. Final road cut: Steve reported the Charing Cross HOA hired Wade Trim (which happens to be a Canton Township contractor) to complete a Pavement Evaluation in April 2015. Wade Trim states in the evaluation, “All of the pavement sections are in poor condition and show signs of structural deficiencies. We do not recommend placing the wearing course over this badly deteriorated. In order to maximize the life of the wearing course, we recommend that the existing leveling course is completely removed (milled off) and that a new leveling course of asphalt be placed over the existing aggregate base course prior to the placement of the wearing (top) course.” Steve reported Charing Cross HOA’s attorney has presented Wade Trim’s recommendation to Canton Township and Singh; the final decision is pending.
         b. Street lights: Steve reported Singh acknowledged their lighting reference plan shows they will install 3 street lights and that light poles should match the appearance of the subdivision.
         c. Turnaround: Steve reported Charing Cross HOA’s attorney told the Board they can have input in how the “turnaround” Singh plans to construct is landscaped, but the Board can do nothing to stop the construction of the T-shaped design that does not appear to be feasible in the space available. Singh did not tell the attorney when they plan to start construction of the turnaround, except to state “end of the year.” The attorney is pressing Singh for a more specific date.
      2. Modification requests: Steve reminded homeowners to submit the Modification Request for Approval form to the Board before starting construction. He reminded homeowners that a hard copy of the form was mailed to all homeowners at the end of 2013, and that the form can be downloaded from the Charing Cross website. http://charingcrosscanton.weebly.com/documents-and-useful-links.html
      3. Violations of bylaws: Steve referred to the letter mailed to all homeowners in April 2015 regarding violations of bylaws the Board had documented. He stated the Board will send follow-up letters to the homeowners who are still violating the bylaws and enforce fines when necessary. A homeowner asked if the Board could speak to the homeowners who are violating the bylaws instead of sending them a letter. Another homeowner responded that this would be too time consuming for the Board who are all volunteers and most of whom work full-time.
   B. Treasurer’s Report presented by Soraya Patton
      1. Soraya Patton handed out a mid-year review to the homeowners. She reported the budget for 2015 is $33,000. She reported that as of 4/30/15, the balance in the operating fund was $22,032.92 and the balance in the reserve fund was $29,904.66. She reported the major expenses
are: utilities, snow removal, landscaping, and front entrance maintenance.

2. Soraya referred to the information that was in a letter from the board to the homeowners, dated May 7, 2015: Effective January 14, 2014, the State of Michigan Legislation House Bill No. 4355 (which amends the Condominium Act) requires an association of co-owners with more than $20,000 in annual revenue to have its books, records, and financial statements independently audited or reviewed by a certified public accountant annually, unless the majority of co-owners vote to opt-out annually. 28 affirmative votes are needed in order for the Charing Cross HOA to opt-out of the audit. As of 6/2/15, not enough affirmative votes had been submitted by the co-owners. After the annual meeting, the board will contact homeowners who have not voted so that a decision whether or not to opt-out of the audit can be made.

VIII. Open Forum
A. A homeowner asked if Singh is responsible for dredging the ponds before they leave the subdivision completely. Steve stated he has not found information that confirms this; he stated the Charing Cross HOA could hire Wade Trim to inspect the ponds for approximately $825.

B. Dead trees
1. A homeowner asked the Board to remove the dead trees by the ponds. The Board acknowledged the dead trees around the pond and other common areas. The Board stated they have looked into the cost of having a contractor remove all of the dead trees, but the cost to remove the root balls as well as the dead tree material is cost prohibitive. The Board will continue to look for a cost effective way to remove all the dead trees.
2. A homeowner offered to cut down the small dead trees in the common area near his house. The Board thanked him for volunteering.
3. A homeowner asked what to do if a dead tree falls on a homeowner’s property. The Board told the homeowner to contact the board, which can be done via the Charing Cross website. http://charingcrosscanton.weebly.com/board.html Depending on the size of the dead tree, the Board will hire a contractor remove it. If the dead tree is small enough, the Board may remove the tree themselves or encourage the homeowner to do it, since that would be a quicker and cheaper solution to the problem.

C. The Board asked the homeowners for ideas for the 2015 picnic. No homeowners responded. The Board reminded homeowners that this event does not have to be planned by the Board, like it has been in the past. The Board would like a homeowner to take charge of the picnic, since new ideas might increase the number of families who attend.

D. A homeowner encouraged other homeowners to contact the Canton post office if they see the mailman slamming the mailbox doors shut like he has in the past. This treatment is hard on the door hinges and often results in damage the homeowners have to repair. The Board encouraged homeowners to install pressure washers to keep mailbox doors from becoming unhinged.

E. A homeowner asked if the board meetings are open to all homeowners. The Board answered yes, but stated the Board does not announce the dates of the board meetings because the meetings often have to be canceled because of last minute scheduling conflicts.
1. The Board encouraged homeowners who want to attend board meetings to contact the Board. The board will notify those homeowners of the meeting dates and when those dates are changed.
2. Barb Kilgore, the HOA newsletter editor, stated she would write additional newsletters if the Board would send her the meeting minutes. The Board reminded the homeowners that the minutes can be downloaded from the Charing Cross website. http://charingcrosscanton.weebly.com/documents-and-useful-links.html Melissa Daneshyar (the Board Secretary) stated she would CC Barb when sending the Board the meeting minutes from now on.

F. A homeowner asked the Board to have the landscape contractor cut down the plant material around
the cement bridge on the west side of Beck Rd. The plant material is too tall now, which reduces visibility when turning left onto Beck Rd.

G. A homeowner asked about the policy for street parking. The Board stated they would like to elaborate on the current parking policy in the bylaws. (e.g. prohibit street parking from 11:00 p.m. to 5:00 a.m.) Dean Williams, a Kramer-Triad representative, stated the Board would need to distribute the policy to all homeowners after approving it.

H. The Board stated they would like to make some sections of the bylaws stricter so they could be more efficient when enforcing the bylaws with homeowners who are violating them. The Board stated they will need to confer with Kramer-Triad to know what steps need to be taken to amend the bylaws.

IX. Election results: See “VI. Election of Board of Directors.”

X. Door prize drawing: The winners of the four $25 Home Depot gift cards were Rodrigo Orozco Ramirez, Ruby Cunningham, Jim Malinowski, and Muhammad Malik.

XI. Adjournment of the 2015 annual meeting

XII. Board of Directors meeting

a. The new board members met after the annual meeting to elect officers. Steve Leja was elected President, Jim Bigas was elected Vice President, Soraya Patton was elected Treasurer, and Melissa Daneshyar was elected Secretary. Rodrigo Orozco Ramirez is a Board-Member-At-Large.

b. A date for the next board meeting was not set.