

**HOMEOWNERS OF CARRIAGE HILLS VI**

P.O. Box 94101

Washington, MI 48094

[www.carriagehillsnorth.com](http://www.carriagehillsnorth.com)

**ANNUAL MEETING OF THE BOARD OF DIRECTORS  
MINUTES**

June 13, 2011

Board Members Present:

President	Ron Jasky	(677-1184)
Vice-President	Khalood Bojanowski	(677-3600)
Secretary	Tom Klakulak	(781-9338)
Treasurer	Larry Foltran	(781-0711)
Director	Tom Gilginas	(781-9675)
Director	Kimberley Alleman	(745-7141)
Building Inspector	Bill Henderson	(786-7094)

Board Members Absent: None

**Call to Order:** Ron Jasky, President, called the meeting to order at 7:00 PM. He asked Tom Gilginas to open the meeting with the Pledge of Allegiance and Tom led the Board and homeowners in the Pledge of Allegiance.

Ron Jasky, President, then noted that all Directors of the Board were present and he welcomed special guests, Don Brown – Macomb County Commissioner and Dan O’Leary – Washington Township Supervisor, and due to time constraints their updates were moved to the beginning of the agenda.

- **The Carriage Hills North Concrete Road Repair Status:** Don Brown, Macomb County Commissioner, discussed that the subdivision is currently on the County’s list for road repairs. Earlier in 2011, some of the Board Directors walked the subdivision and gave a list of the concrete that needed repairs and they are currently marked for repairs.

The road repairs will be completed this year and will be paid for by the County. There are no costs to the homeowners. If there are other areas of concrete in the subdivision that need repair, you can give Don Brown the address of where there are issues with the concrete and he will have it marked. Don Brown’s email address is [donbrownformacomb@gmail.com](mailto:donbrownformacomb@gmail.com).

The Board of Directors would like to thank Don Brown, Macomb County Commissioner, for his continued support of the subdivision and for speaking at the meeting this evening. Don Brown exited the meeting due to another commitment.

- **Smoke in the Subdivision:** Ron Jasky, President, invited Dan O’Leary, Washington Township Supervisor, to address the homeowners and provide an update on the smoke in the subdivision and other matters. Dan O’Leary began by discussing the smoke in the subdivision due to the smoke stack from a neighboring lot to the subdivision. The EPA has performed an air

quality inspection and the homeowner is working with them to remediate the issues that are leading to the poor air quality.

Dan O'Leary then provided an update of other items that are occurring in Washington Township. He informed the homeowners and the Board of Directors of the construction that will begin on Van Dyke Road from 26 Mile to West Road where a sidewalk will be implemented with curbs and the road will be widened to 3 lanes with a middle turn lane. They had debated whether or not to widen it to 5 lanes, but that would have made it a highway and they didn't want traffic to not stop at the stores along that stretch of road so they decided to widen it to 3 lanes. There are also plans to pave Mound Road between 28 Mile and 29 Mile Roads to encourage the flow of traffic north on Mound Road which should decrease the heavy traffic going north on Van Dyke Road.

Dan O'Leary informed us that there have been 3 break-ins in the northwest area of the Township and they have a good idea of who is breaking into these homes. He also stated that the Washington Township Board approved a new 3 year contract with Allied Waste Services that will increase the rates for those who recycle but a larger container will be given to those homeowners. The new contract begins in October 2011 and Dan O'Leary stated that he was the only Board member who opposed the new contract approval without going out to bid for the services. He also discussed the festival that was held the 2<sup>nd</sup> weekend in June and that it was successful even though the weather was colder than it had been in years past.

Finally, he discussed that there are currently 2 proposals on the table for police services for the township but he doesn't think that the one proposal is viable. The other proposal is to pool the money from the surrounding townships including Washington Township and get one contract with Macomb County which would lead to more police officers for the Township. Dan O'Leary is meeting with the townships that currently don't have their own police force. This will require the other townships to pass millages to implement this type of pooling of resources.

The Board of Directors would like to thank Dan O'Leary, Washington Township Supervisor, for his continued support of the subdivision and for speaking at the meeting this evening. We also appreciate his service to the Township. Dan O'Leary exited the meeting due to another commitment.

- **Minutes:** Tom Klakulak, Secretary, read the minutes of the May 18, 2011 meeting and there being no questions, a motion to approve the minutes was made by Larry Foltran and seconded by Tom Gilginas.
- **Treasury Report and Review of Budget for the Next Fiscal Year:** The Treasurer's Report was presented by Larry Foltran, Treasurer. Larry reported that all but two homeowners have paid their dues for 2011. A letter will be sent to those two homeowners during the week of June 12, 2011. Larry Foltran informed the homeowners and the Board of Directors that the final lien had been removed from one of the homeowners in the subdivision and that there aren't any liens on any home in the subdivision currently. Larry

Foltran then distributed the budget for the fiscal year ending June 30, 2012 to the Board of Directors and highlighted that if the projected income and expenses occurred for the year ending June 30, 2012 that the Association would have approximately a \$350 surplus at the end of the year. Kimberley Alleman inquired as to what the average snow removal costs have been and Larry Foltran replied they were averaging around \$1,800 the past two years. Kimberley Alleman questioned the budgeted amount of \$3,000 for this year for snow removal and wondered if it could be allocated to a different line item. Ron Jasky stated that it didn't matter where it was included because the budget line items fluctuate throughout the year and it is an estimate only. There were no further questions and the budget for the fiscal year ending June 30, 2012 was approved by the Board unanimously.

- **Building Director's Report:** Bill Henderson reported that there was no new activity to report.
- **Front Entrance:** Ron Jasky updated the homeowners and Board that Tom Gilginas will be leading the project to enhance the front entrance with new stones and flowers this spring.
- **Election of Officers:** Ron Jasky called for nominations for each position on the Board of Directors beginning with President through Director. The following listing includes the nominees for each position:
  - President: Tom Klakulak, Pete Fuciarelli, and Ron Jasky
  - Vice-President: Nick Mezin, Khalood Bojanowski, and Ron Jasky
  - Secretary: Kimberley Alleman
  - Treasurer: Larry Foltran
  - Building Director: Bill Henderson
  - Director (2): Tom Gilginas, Pete Fuciarelli, and Ron Jasky

The homeowners and Board of Directors were allowed to vote for each office with only one vote per household allowed. The votes were counted by Kimberley Alleman. The outgoing Board would like to thank the Directors for their tireless dedication and service to the Association and the subdivision. The new Board of Directors elected for the fiscal year ending June 30, 2012 is as follows:

- President: Tom Klakulak (781-9338)
- Vice-President: Nick Mezin (531-8616)
- Secretary: Kimberley Alleman (745-7141)
- Treasurer: Larry Foltran (781-0711)
- Building Director: Bill Henderson (786-7094)
- Director: Tom Gilginas (781-9675)
- Director: Pete Fuciarelli (248-1159)

Congratulations to the new Board of Directors!

- **Property Maintenance:** The Board recommends that the homeowners maintain their property and keep it in good shape. We are proud of our subdivision and would like to keep it beautiful☺
- **Miscellaneous: PLEASE WATCH YOUR SPEED WHILE DRIVING IN THE SUBDIVISION. IT IS 25 MPH.**

**Adjournment:** The meeting was adjourned at 9:12 PM. The next meeting will be held sometime in August 2011 at Tom Klakulak's home with the time to be determined.

Respectfully submitted,

Kimberley A. Alleman, CPA, MSA  
Secretary