

Knob Hill Homeowners Association

Board Meeting Minutes

Date: December 14, 2010

Time: 7:30 pm

Location: Stan and June Krajenke, 5241 Fairmont Hill Court, Bloomfield Hills, MI

Attendees: Stan Krajenke, Wally Gaer, Luis Watts, Libby Lavine, Cary Gersh, June Krajenke, Mary Ann Myers, Steve Harris

Committee Reports:

Treasurer: \$7,490.40. 21 outstanding dues. Paid liability insurance w/Brogren Agency.

Social: No update

Grounds: John Scholl , Resident inquired of fall leaf cleanup Lone Pine entrances.

Architecture: No activity.

Welcome: No activity.

Communications: Target January newsletter.

Old Business:

Fences - Luis will draft Fence Project/Permission to Work for Lone Pine/Quarton entrances.

Approved October, 2010 and November 2010 minutes.

New Business:

Steve Harris : Addressed Revision of Association By Laws

1. Mandatory assessments require 100% approval to change. Enforcement of payment of association dues – no muscle, no teeth. Most likely cannot change without 100% approval. Can add mechanical change proxy email for housekeeping issues. Not updated since 1963. For monies, restrictions a 100% vote is required. Suggestions: Use “annual assessment” vs. dues. Send string letter – offer payment plan. Per credit law, cannot copy checks for bookkeeping purposes. Steve will review full by laws for maintenance paragraph referring to maintenance of fences, landscaping, signs. Mary Ann Myers will get Luis copy of by laws/historical data.

2. Insurance issues – liability insurance: General liability. Insurance for public areas such as islands/Car/entryways/fences. Currently with Brogren Agency. No deductible for all common areas. Luis will follow up with Dave Brogren on common area language. Director/Officer insurance covers board members for actions made ie. Theft of funds, business decisions. Very expensive. United Homeowners provides some coverage for members. Luis will look into umbrella policy in addition to general liability insurance. Bylaw update would take a couple months process. Luis/Steve to review full set bylaws.
3. Luis to research and provide narrative on annual dues \$75. No legal obligation for social events and reason we pay dues for next newsletter.
4. Registration of the Association with the State of Michigan. (Luis/Steve)
5. Mary Ann Myers to contact Clerk's office 2010-2011 Officers.
6. Road Resurfacing sub committee action/next steps – table until spring/March 2011.
7. Publish 2011 Directory – Cary Gersh.

Adjorn: 9:00 pm

Next meeting: Tom and Mary Ann Myers, 5282 Van Ness Drive, Bloomfield Hills, MI 48302

Respectfully submitted,

Mary Ann Myers