



Meadowbrook Hills, Woods and Forest Homeowners Association

www.meadowbrookhills.com PO Box 531531, Livonia 48154-1531 mhwfassoc@gmail.com

Monthly HOA Meeting
September 10, 2025 @ 6:30pm
Location: Google Meet

Call to Order: By: Alisia Time: 6:11pm

Roll call:

- Andrew Buck - absent
Alisia O'Driscoll
Becky Swain
BethAnn McNabb-absent
Celia Cunningham
Julia Ferry - absent
Mike Buzar
Ralph Adam Rebandt - absent
Pamm Linton

Approval of the agenda: The Board will either approve the agenda as presented or amend the agenda with the approval of the Board. (TABLED)

Motion: 2nd:
Yes: No:

Consent Items: Approval of August 2024 Meeting minutes (TABLED)

Motion: 2nd:
Yes: No:

President's Report:

- Andrew's resignation - Alisia will step in as interim President till elections
Treasury Position Changing-vote to elect Natasha (Natalya Kinske)
Motion: Alisia via email 2nd: Becky Yes: 8 No:0
Will meet at bank to take Celia off bank and add Natalya
Annual Meeting Planning
Venue - Monday, Oct 20th, \$500 for Finnish Center

- Letter- draft sent for review, need suggestions ASAP, sent out by 9/16/2025. Need returns by 10/3
- Timeline send out to residents by 9/16/25, need candidate returns by 10/3, second mailer out 10/6
- Candidates returning to the board - Pam, Becky, Alisia, Mike interested in returning.

Treasurer's Report :

- Statement of Activity 2025 January 1st thru August 31st
- General Ledger August
- Bank Balances: \$XXXX in checking, \$XXXX in savings, reports to be emailed
- Dues status:
- Lien status:
- Liens to be filed and dismissed:
- To avoid double-counting fees and dues: every bill should have a full list of line items. Liens from the County Clerk Register of Deeds do not contain line items. One option is to store final notices in the purple binder, and list out line items on notices.

2025 Budget -available funds, general fund and special assessment

Action Items: Reports to be emailed and will be prepared for annual meeting

Approval of **August** Financial Statements:

Motion:	2nd:
Yes:	No:

Discussion Items:

ACC Report :

- o Monthly Report
 - Tree Removal Requests - 1 approved, one pending
 - Request for Sheds (2)-update, 1 shed violation brought into compliance
 - New build construction request (1)-status
 - Garage construction
 - Violation Letters Status -all but 1 for blight have been cleared. Will move to next steps with final violation on Lujon. Fence violation is still pending, will take to board email vote

Common Grounds/Entrances Report:

- o Lawn service quote review
 - Dixon's contract will expire at the end of the season.
 - Dixon has submitted quote to continue for 2 more years, also collecting 1-2 more quotes prior to vote

Special Assessment Quoting:

- Entrances-
 - Status, fall planting to happen at the end of Sept. Rhonswood entrance still on hold due to construction
- Stone Walls-cracking and mortar replacement \$1350-9000K (three quotes received)
- Electrical upgrade

- Grading Baseball Diamond/Soccer Field (\$2,550/\$4,250)-SCHEDULED FOR FALL, waiting on date from Dixon
- Sign at Westfarm Park Entrance-BA to paint and cricket, we will reimburse
- Sign for Tennis Court - falling off needs to be fixed
- Swing Set Removal, grading and seed (move to next year?)-\$225 doesn't include grading and seed
- Swing Set Installation \$16,255 (move to next year?)
- Benches at Tennis Court
- Walking track-BA looking into accessibility Grants
- Paint Bouncers
- Additional Picnic Tables-\$900/ea.
- Fence Painting-quotes – TBD

Maintenance Spending:

- o Entrances
 - Rhonswood entrance-issues with summer heat and city turning water off
 - Fall décor - Alisia and Becky to complete
 - Trimming/Pruning Maintenance - should be done this week
- o Park
 - BA quoting rubber mulch option that does not break down-\$1,350
 - BA looking into Grants for park, disability accessibility
 - 3 pines, 1 branch, and blind spot trimming on Rhonswood.

Action Items: Becky will call Hortons to verify scheduling of tree removal at the park.

Event Planning Report:

- o Next Event
 - Movie Night In the Park - will post to FB to see if anyone would like to plan this or a Halloween event

IT-Document Storage/Website Maintenance Report: TABLED

- o Website- Current Status
- o Website task list

Welcome Committee/New Neighbor Information/Directory Report:

- o Current status - up to date with new residents
- o Distribution of Welcome Bags total #
- o New resident list/process-is it working?

Other Business: NA

Announcements: The next regular Board of Directors meeting will be held **October 20, 2025-Annual Meeting.**

2024/2025 Monthly Meeting Schedule:

- November 11th, 2024-First Meeting of the Fiscal Year
- December 10th, 2024
- January 14th, 2025

- February 11th, 2025
- March 11th, 2025
- April 8th, 2025
- May 13th 2025
- June 10th, 2025
- July 8th, 2025
- August 12th, 2025
- September 9th, 2025
- ~~October 21st, 2025 Annual Meeting~~

Adjournment Meeting: Time: 8:00 pm

Motion: 2nd:
Yes: No: