



Meadowbrook Hills, Woods and Forest Homeowners Association

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

**Annual Meeting
November 18, 2025 @ 6:30pm
Location: 38571 Northfarm, Northville MI 48167**

Call to Order: By: Alisia Time: 6:55pm

Roll call:

- Alisia O’Driscoll
- Becky Swain
- BethAnn McNabb
- Natasha Kinsky
- Mike Buzar -absent
- Pamm Linton- absent
- Jason Puscas
- Derek Wooster
- Yoni Seevers

Call to the Public: *The meeting is a meeting of the Board of Directors in public for the purpose of conducting the Meadowbrook Hills HOA business and not considered a public community meeting. Those that may wish to address the Board on agenda items only may do so at this time by being recognized by the chair. There will be a second Call to the Public near the end of the agenda where interested parties may address the Board on any item of their choice. Those that request to address the Board have a maximum of three minutes in which to speak.*

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

Motion: Alisia 2nd: Becky
Yes: 7 No: 0

Consent Items: Approval of **October 2024** Meeting minutes

Motion: Natalya 2nd: BA (BethAnn)
Yes: 7 No: 0

President's Report: Alisia

- o Maintenance/Common Grounds:
 - Seasonal flowers/decorations - did not complete full contract due to Rhonswood construction. Will quote for next year as well
 - Rhonswood Entrance Status - sprinklers cut with construction work, city to fix. The cement wall needs repaired trying to work city for reimbursement
 - Rhonswood Entrance-Dixon
 - Grading Baseball Diamond/Soccer Field (\$2,550/\$4,250)-SCHEDULED FOR FALL. Waiting till Spring?
 - Board Members Chipping In –Fall Clean up?
 - Water Meter Issue at Entrances-Readings are questionable
 - Cut sprinkler lines-working with City to reimburse for plants
 - Christmas Décor - Board members to put up once we get stuff back

- o Administrative Tasks/Goals
 - Dues Letters January
 - Hire an accountant - need to put together a statement of work
 - Hire administrative personnel
 - Hire vendors that show up
 - Reduce Board Size from 9 > 7
 - Increase dues to \$150/annually in 2028

Secretary's Report/ACC: Becky

- Tree Removal Requests - non pending at this time
- Request for Sheds (2) - 1 pending
- Landscape revision request
- Violation Letter Status

Treasurer's Report :

- 2025 Budget / 2026 Budget Planning
- Statement of Activity 2025 October 1st-September 30th
- October Statement of Activity - collected \$300 in status letters, collected past due from several residents
- Bank Balances
- Dues status
- Lien status
- Liens to be filed and/or dismissed

Action Items:

Approval of October Financial Statements:

Motion:	2nd:
Yes:	No:

Discussion Items:

Architectural Control Committee:

- Intro to the job responsibilities

Common Grounds/Entrances Report (TABLED for December meeting):

Special Assessment Quoting: BA to take over

- Entrances-
 - Status
- Stone Walls-cracking and mortar replacement \$1350-9000K (three quotes received)
- Electrical upgrade-going solar TBD
- Sign at Westfarm Park Entrance-Board Member to paint and cricket
- Sign for Tennis Court - Ken Kelsey is donating
- Swing Set Removal, grading and seed -\$225 doesn't include grading and seed.
- Swing Set Installation estimated \$16,255
- Meters at Entrances
- Benches at Tennis Court -
- Walking track-Board Member looking into accessibility Grants
- Paint Bouncers
- Additional Picnic Tables-\$900/ea.
- Fence Painting-quotes – TBD

Maintenance Spending:

- o Entrances
 - Clean up needed!
 - Two fall clean ups scheduled for end of October and mid November-Status
 - Sprinkler shut down scheduled for Nov 1st-delayed
 - Discuss City work at Rhonswood
- o Park (spring)
 - Looking into Grants for park, disability accessibility

Event Planning Report:

- o Next Event
 - Santa In The Park-Let's plan it!
 - BethAnn is the Committee Chair
 - Date TBD - will ask the neighborhood Santa for available dates

IT-Document Storage/Website Maintenance Report:

- o Website-Current Status
- o Website task list
- o Committee Chair -
 - Jason will audit website

Welcome Committee/New Neighbor Information/Directory Report:

- o Current status - need to find volunteers
- o Distribution of Welcome Bags-Volunteers
- o Committee Chair?

Other Business: TBD

Election of Officers:

President - Alisia
VP - Becky
Secretary- BA
Treasurer - Natalya
ACC Committee-Three positions
-Yoni, Becky, Pamm?
Nomination and Vote (7):

Motion: Jason **2nd: Yoni**
Yes: 7 **No: 0**

Announcements: The next regular Board of Directors meeting will be held **December 10th, 2025.**

2025/2026 Monthly Meeting Schedule:

- November 12th, 2025-First Meeting, officers will be elected
- December 10th, 2025
- January 14th, 2026
- February 11th, 2026
- March 11th, 2026
- April 8th, 2026
- May 13th, 2026
- June 10th, 2026
- July 8th, 2026
- August 12th, 2026
- September 9th, 2026
- October 21st, 2026-Annual Meeting

Call to the Public: *Interested parties may address the Board on any items of their choice. Those that request to address the Board have a maximum of three minutes in which to speak.*

Adjournment Meeting: **Time: 9:00 pm**

Motion: **Becky 2nd:BA**
Yes: 7 **No: 0**