



Meadowbrook Hills, Woods and Forest Homeowners Association

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Annual Meeting
October 20, 2025 @ 6:00pm
Location: Finnish Center
35200 Eight Mile W, Farmington Hills, MI 48335

Call to Order: By: Alisia O'Driscoll Time: 6:10pm

Roll call:

- Alisia O'Driscoll
Becky Swain
BethAnn McNabb
Julia Ferry - absent
Mike Buzar
Ralph Adam Rebandt - absent
Pamm Linton -absent
Natasha Kinsky Marrel

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: Mike
Yes: 5 No: 0

Consent Items: Approval of September 2024 Meeting minutes

Motion: Alisia 2nd: BA McNabb
Yes: 5 No: 0

## **President's Report: 2025 Recap - Alisia**

- Improvements:
  - Additional Trash Can
  - Tree trimming at the park and on Rhonswood
  - Hired a seasonal flower installer
  - Sod laid at entrances to reduce annual planting
  - Grading Baseball Diamond/Soccer Field (\$2,550/\$4,250)-SCHEDULED FOR FALL
  - Tons of road improvements throughout the sub
  - Board Members Chipping In (Website and Sprinklers)
  - Resident's Improvements
    - Rebuild From Scratch
    - Sunroom
    - Pergola
    - Garage
    - Pool Landscaping
- Challenges
  - Halstead shut down caused many issues this year-Traffic!
  - Cut sprinkler lines-working with City to reimburse for plants
  - Vendor responsiveness
- GOALS
  - Hire an accountant
  - Hire administrative personnel
  - Reduce Board Size from 9 > 7
  - Increase dues to \$150/annually in 2028

## **Secretary's Report/ACC: Becky**

- Tree Removal Requests 25 requests, 3 required arborists reports
- Request for Sheds (2)
- Landscape revision request - 5 total requests all approved
- Violation Letters Status 10 total, all but 2 worked to come into compliance, have been issued final notices

## **Treasurer's Report : Natalya**

- 2025 Budget
- Statement of Activity 2025 October 1<sup>st</sup>-September 30th
- Bank Balances
- Dues status
- Lien status
- Liens to be filed and/or dismissed

**Action Items: Natalya and Alisia to look into high website costs. Need to draft accountant responsibilities for possibility of hiring it out**

Approval of Year End Financial Statements:

**Motion:**

**2<sup>nd</sup>:**

**Yes:**

**No:**

**Discussion Items: Discussion of why there is money budgeted for arborists. Explain to the residents the need to have funds in the case of needing a second opinion or in the case of a homeowner fighting the ruling of the ACC**

**Architectural Control Committee:**

- Sheds and Fences - shed approval to be put on hold due to noncompliance and a large number of homeowners not in favor

**Common Grounds/Entrances Report:**

**Special Assessment Quoting:**

- Entrances- showed pictures of damage from road work
  - 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
- 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:**

- Entrances
  - Mums to be installed in the fall.
  - Two fall clean ups scheduled for the end of October and mid November.
  - Sprinkler shut down scheduled for Nov 1<sup>st</sup>.
- Park (spring)
  - Quoting rubber mulch option that does not break down-\$1,350-\$4,000
  - Looking into Grants for park, disability accessibility

**Event Planning Report:**

- Next Event
  - Santa In The Park-Do we have any volunteers to host?
  - We are looking for a Committee Chair

**IT-Document Storage/Website Maintenance Report:**

- Website-Current Status
- Website task list

**Welcome Committee/New Neighbor Information/Directory Report:**

- Current status - 15 new homeowners this year
- Distribution of Welcome Bags-Volunteers

**Other Business: Ken Kelsey to donate new signage for the tennis court.**

**Announcements:** The next regular Board of Directors meeting will be held **November 18th, 2025.**

**2025/2026 Monthly Meeting Schedule:**

- November 18<sup>th</sup>, 2025-First Meeting, officers will be elected
- December 10<sup>th</sup>, 2025
- January 14<sup>th</sup>, 2026
- February 11<sup>th</sup>, 2026
- March 11<sup>th</sup>, 2026
- April 8<sup>th</sup>, 2026
- May 13<sup>th</sup> 2026
- June 10<sup>th</sup> , 2026
- July 8<sup>th</sup> , 2026
- August 12<sup>th</sup> , 2026
- September 9<sup>th</sup> , 2026
- October 21<sup>st</sup> , 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: 7:05 pm**

**Motion: Alisia 2<sup>nd</sup>: Becky**  
**Yes: 5 No: 0**