Meadowbrook Hills, Woods and Forest Homeowners Association
www.meadowbrookhills.com PO Box 531531, Livonia 48154-1531 mhwfassoc@gmail.com

Meeting of the Board of Directors
TBD @ 6:30
Location: Whispering Willows 20500 Newburgh Rd, Livonia, MI 48152

Call to Order: **By:** BAM **Time: 7:07 PM**

Roll call:

[x] Alisia O'Driscoll
[x] Becky Swain
[x] BethAnn McNabb
[x] Natasha Kinsky
[ ] OPEN BOARD POSITION
[ ] Pamm Linton
[x] Jason Puscas
[x] Derek Wooster
[ ] Yoni Seevers

Open Forum #1 Residents are welcome to address the Board, subject to the following guidelines:

(i) There is a 3-minute limit per speaker (sign-in required)

(ii) Comments must be directed to the Board and pertain to community matters

(iii) No immediate Board response should be expected; items may be taken under advisement.

(iv) Disruptive behavior, repetitive comments, or discussion of matters requiring executive session (e.g., legal or delinquency issues) will be ruled out of order.

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

Motion: DW 2nd: BAM
Yes: X No:

Officer Reports

President's Report:

- Quick wins & progress since last meeting
    - Landscaping Committee Accomplished the following:
        - Flowers Install complete, waiting on tree trimming to pay invoice
            - *Looking for new vendor*
        - Sprinkler Turn On – Running every AM for 20 mins
            - *Water lines have been cut!*
            - *Fiber city coming to inspect*
            - *New project to get our own HOA water meter in special assessment*

    - Walls at entrances, work completed. Still in contact with city for Rhonswood reimbursement. Contractors provided separate invoice.
        - *Need help with city of Farmington to re-coupe $4500 in damagesat entrance*

    - Board installed walking track.
        - *Lots of positive feedback*
        - *Offering a 20% on sealcoating quote for next three treatments with Google review*
        - *Park owned by Meadowbrook Hills Park Association*
            - *Will follow up – Natasha will ask county – 1993*

- Major upcoming events or deadlines
    - Park Committee to finalize park quotes in the coming weeks. Board will meet at park to review.
        - Regrading the park-Dixon quoting
        - Benches
            - *1 for tennis court*
            - *1 for water*
            - *1 for park walking ring*
        - Bike rack
            - *Table for later*
        - Swingset
            - *Yoni update*
        - Removal of Borders on playground
            - *Quote removal & also quote replacement*
        - Tree Trimming
            - *Quotes for courts*
    - By-laws review
        - 4/2026-required **Homeowners' Energy Policy Act ("HEPA")-** Uploaded to website
        - **Next meeting date TBD**

- Significant issues or challenges

- Meadowbrook Hills named in foreclosure lawsuit- board does not need to take any action. We will need to discharge dues owed/lien, if we are not able to collect.
- Becky working on separate water meter installation quoting at (3) entrances. We are still in the very early consult stages.
  - *Should be able to install new meters but county involvement required.*
- Neighbor on Lujon called the FH PD on the board for serving a cease and desist, requesting that they use the proper method to contact the board.
  - *Method of serving was okayed by FH PD*
- Dues collection-status - Natasha will report on this.
  - *9 homeowners outstanding on dues*
  - *3 paid dues but not special assessment*
- Discussion about Rhonswood lot, reducing dues.- Homeowner responded to our letter.
  - *Precedent for two lots on plot map*
- Poles at Lujon entrance killing grass and laying on sprinklers. DTE looking into this. Going on three full weeks now.
  - *Many calls to DTE going unanswered*
  - *Wayne and Oakland counties both contacted as well with no answers*
- Neighbor on corner of Rhonswood and Halstead would like to ask for the HOA's assistance.
  - *We can provide him current contacts at city hall*
- Open Board Position

- Recognition and shout outs
  - Board Spot Light-TBD
    - Tell us about your background
    - One thing you want to learn more about
    - One thing you would like to improve or change

Secretary's Report

- Recurring Items
  - Correspondence Summary & Email Activity (Becky)
    - *One complaint for work truck will be addressed*
  - Records Updates- Welcome Committee ACTIVITY
    - Derek managing, Charles Burch Volunteered again
  - Special Assessment Review-continuous monthly activity

- Other Items
  - Sharing draft meeting minutes
    - Uploading to website-Website is up to date!

Treasurer's Report

- Recurring Items:
  - 2026 Budget Planning
  - Special Assessment Budget

        - One more year left in 2026-2027
        - Approximately two years worth in special assessment
    - Statement of Activity for January 2025
    - Bank Balances
    - Dues status
    - Lien status

- Other items:
    - Dues Letters returned
    - Tax filing
    - 501C4

Committee Reports

Architectural Control Committee (Chair: Becky Swain)

- Tree Removal Requests (2) Both approved
- Violation Letter Status (3)
- Other business

Communications Committee (Chair: [____])

- Website
- Neighborhood Directory
    - Natasha will head the Directory committee and fund through advertisers, Pamm has agreed to join the committee.

Covenants & Contracts Committee (Chair: Jason P.)

- Potential Bylaws amendments
    - Reduction in board size
    - Increase dues to $150/annually in 2028 (is this enough i.e. insurance cost example)
    - New date for committee meeting?
    - **Homeowners' Energy Policy Act ("HEPA")**

Landscaping Committee (Chair: Alisia O'Driscoll, BA and Yoni Park Committee)

- Desire to re-bid a number of vendors
- Potential Projects
    - Grading of Baseball Diamond/Soccer Field -Becky
        - Requoting based on walking track scope of work.
        - Two quotes : Dixon ($9500 & Toth ($24500)
    - Electrical upgrade - going solar (does anyone want to quote this?)
    - Sign at Westfarm Park Entrance -Complete
    - Swing Set Removal and New Installation ($16,255)- (BA/YONI)
    - Meters at Entrances (Becky researching)
    - Benches at Tennis Court (BA quoting)
    - Paint Bouncers-(BA/YONI)
    - Additional Picnic Tables ($900/ea.)

- Fence Painting
- Outstanding Issues:
  - Water Meter Issue at Entrances - Readings are questionable (spring review)
  - Cut sprinkler lines - working with City to reimburse for plants, need to test in spring

Social Committee (Chair: BethAnn)

Proposed Calendar of Events for 2026

- Audrey Stefanko hosted the Easter Egg Hunt Mar 29th 12-2:30-this event was a great success, many very happy neighbors.
- Audrey and Brad Stefanko are hosting a Neigborhood Derby Party on May 2nd, 2-9pm. Successful
- Summer Event-TBD
- Audrey and Brad Stefanko would like to partner in hosting a subdivision Halloween event! Board will need to discuss budget and contribution.

Welcome Committee-(Chair: Derek)

- Need volunteers for distribution of welcome bags-to begin in March

Action Items:

Rhonswood lot, reducing dues.

Motion: **2nd:**
Yes: **No:**

Approval of the May 2026 meeting minutes:

Motion: BA 2nd: BS
Yes: 6 No: 0

Vote to approve regrade park baseball diamond (approved), Path, tree trimming courts and park ($9500 for grading special assessment, $1425 for tree trimming maintenance):

Motion: BS 2nd: DW
Yes: 5 No: 1 Abstain

Vote to raise dues by 5% for 2026/2027 Fiscal Year:

Motion: BS 2nd: DW
Yes: 6 No: 0

Open Forum #2

Executive Session (if needed)

Announcements: The next regular meeting of the Board of Directors will be held **August 17th for mailers 2026.**

2025/2026 Monthly Meeting Schedule:

- January 13th, 2026
- February 10th, 2026
- March 10th, 2026
- April 8th, 2026
- May 13th 2026
- ~~June 10th, 2026~~ combined with July
- July 8th , 2026
- ~~August 12th, 2026~~ August 17th Annual Meeting Prep
- ~~September 9th, 2026~~ September 16th, 2026 Mailing on September 21st 2026
- October 21st , 2026 (Annual Meeting)

Adjournment Meeting: **Time: 8:33 PM**

Motion: AO **2nd: NS**
Yes: 5 **No: Abstain**