

## Colonial Acres Phase V Minutes 4-12-2023 Meeting

**Meeting open at 1:02 p.m.**

### **Pledge of allegiance**

Discussed how members are to comment after board discusses items.

**Management report** EV station information collected by contractors discussion at this point, individuals will contact contractors as needed to put in their own EV stations there are free stations in downtown South Lyon. Spring walk around will be scheduled.  
Clearview Management report approved Clearview financial report approved.

**Financial Report:** approved

**Minutes from March** approved.

### **OLD BUSINESS:**

Do we need a third dog waste station? Was discovered we have three dog waste stations discussion closed no one interested in a fourth station.

**99- 3** cost for a new dog station? Do we need one? We are shelving that discussion for now. The assembled group was very much interested in dogs being walked on shorter leashes so they are not in the street when cars go by.

Gloria we are redoing the pool sign.

**65-6** Ev discussion New things being developed all the time Will you as the board be aware and reconsider when things are cheaper and more available. Thank you for investigating.

**7 2-4** I see problems with policing the EV power use.

**65-1** the price of EV cars will be prohibitive at this time.

**80-1** individuals will pay and make arrangements for setup of EV power to their cars.

We need a clubhouse address sign Jim will have this made and it will be placed at the base of the electric sign out front.

### **NEW BUSINESS**

**Power Washing:** If we continued our power washing as it is set up every building would be done every 13 years. That's too much time to pass between cleanings. Each unit will be responsible for their own vinyl power cleaning. Now that all the buildings are vinyl. Many complaints were, that it was inconvenient for the member at the time the power washers were here. There were many other complaints.

Due to the fact that the end units have much more vinyl the association will pay for all in units sides to be power washed. It is possible that members may get in on setting up power washing when the power washers are here for the end units discussion to be continued.

**64-6** does her big wall on the end herself.

**65-1** uses store-bought cleaner.

**141-5** says her neighbor's unit has never been power washed.

**68-6** would like to know how does the board determine what the people want? *Gloria, the best place is to come to meetings. We want to hear what members want. This helps us make our decisions.*

**64 -1** wants to know where his monthly assessment money is going. Especially now that we are not paying for wood as much as in the past. *It was discussed with him how we are paying for the vinyl. The vinyl payments go on for another 10 years. When all those payments are made, we will be able to put a lot more money in reserve. There should be about \$2,000 per unit in the reserve fund.*

**141-2** would like to know when we can get pest control in our individual units. Jim stated that the rose exterminators come every other week there are work orders necessary for them to come to their unit there is a charge for that after budgeted time is used. Look for further discussion of Rose pest control.

Mowing of the field at the end of Valley Forge will be discussed with Lewis Brothers for a regular routine cut.

**Sprinklers** Paul says they are set for 5 minutes in the a.m. in 5 minutes in the p.m. two times per day not on Sunday Monday or Tuesday 4 days a week only.

**Clubhouse flooring** Sue pursuing Perfect Floor for repairs to be done All investigative work has been done we need an official investigation report written signed by a professional to have in case we need to pursue it legally The question is should we pursue repairing the whole floor since it was never done right or just the areas that are giving us problems at this time. A motion was made and approved by the board to pay for an official inspection paperwork to have for the future.

### **Member Issues:**

**65-6** states Great lakes now on TV talking about flushable tissue that are not flushable even though the package says so.

**146-2** wants to know what unit is flushing flushable tissue down the toilet that are causing clogs further up the line?

**102-4** wants to know how do you collect the eggs for the geese if they are warm we can take the nest and the eggs. Jim has had training by the DNR.

**98-1** how do you get them, *Katy, use an umbrella to hold them back scare them away from the nest then pick up the nest and the eggs trying very hard not to break the eggs they have a very foul smell.*

**72-4** what's being done about the water behind the building?

**146-2** My fence needs painting can I paint my own fence *Jim, yes you may take a chip of paint to Sherwin-Williams and they can match that.*

**80-1** wants to know how to change the title. *Jim, we do not have title, we have certificates of occupancy.*

**184-4** are they going to power wash our fences we were told it would be every 6 years

**59-5** the address is on our buildings are in the center of the building making it difficult for deliveries to be made and people to find your building can we move to the end or add more building numbers?

**65-1** my address needs to be painted.

**108-1** do you need to notify the office in the event of the death of a spouse to change the certificate of occupancy? *The answer is yes. Call Clearview property Management.*

**98-1** My fence has not been painted in 14 years. 6 years is the program according to Jim. And 6 years is too long.

**1 48-4** when is the maintenance being done on our furnaces? *Every 3 years and Paul has a list you can ask him.*

Our next meeting is May 10th at 6:00 pm A motion was made to close meeting at 2:24 pm

**Minutes submitted by Katy Kay**

### **FROM THE BOARD,**

We, as a Board, would like to say we appreciate your input at the board meetings & take your comments to heart. Although we can't please everyone we appreciate hearing from all sides about the issues that face us at Phase V. We listen, investigate, & discuss what direction is best for the complex.

We have had to take a hard look at a few ways to tighten our belts as the cost of everything has risen so much in the last few years. In this newsletter are two ways we have made a change; how we manage Pest Control & Vinyl Power Washing. Please take a look at these & add them to your booklet. We will only be printing new Rules & Regs approximately every three years. You can always request a copy of new ones or our Web site is always updated.

In explanation, the first change, Pest Control: as of the end of March we have already used more than half of the budget & we are only beginning the pest season. I was surprised when I realized we spray for ants, spiders, & bugs inside the units. That seems to be something all homeowners deal with on a yearly bases as bugs sneak in the smallest of places. All of us have the stink bugs that are easily squashed or taken outside to fly away. There is usually some source of food that ants are after. I had ants coming in a line to my pantry. I couldn't figure out what was wrong, finally after getting a ruler & going behind the open V in the door there was an M&M stuck. Once I removed it the ants disappeared. Spiders just are a way of life. I've never lived anywhere that there weren't spiders.

Wasps & bees are very easily gotten rid of, I've delt with one or two hives each year I've lived here. When you see them around watch & see where they fly, spot their hive, wait until dusk, spray it with wasp spray (drowned it with spray, the wasps will die instantly). This is a co-op & we all need to work together to keep costs down. Let's use the money we have & try to do our best we can afford to improve our big projects like roads, cement work, roofs, lawn/snow maintenance, & our boilers/water heaters.

The second change: Vinyl Power washing: We are only able to do six buildings a year, which will take 13 years to get to each building. This is not acceptable. We have decided to wash the ends of each building, so many per season, & the fronts & backs of each unit is member responsibility. It is also very easy, as you're watering this summer, to spray your siding & get the dirt & grim off. I'm always surprised how much is removed by a regular hose.

Remember: the more we help the less our fees will go up!

**Respectfully, Gloria P., President**