

# ***Acorn Hill Homeowners Association***

## ***Annual Meeting Agenda***

January 30, 2025

7:00pm

### ***Current Trustees***

Charles Tracey, Chante Mullica, Scott Wark, Michael Savage, Rebekah Doyle

### ***Members***

Property owners of Acorn Hill Development

### ***Order of Business***

1. Call to order

2. Introduction of Current Trustees and Members Present

- a) Charles Tracey – Trustee (2022 class), President
- b) Chante Mullica – Trustee (2023 class), VP & Architectural Committee Chair
- c) Michael Savage – Trustee (2023 class), Treasurer
- d) Scott Wark – Trustee (2023 class), Secretary
- e) Rebekah Doyle – Trustee (appointed to vacant position at December Trustee’s Meeting, to serve until replaced by an elected Trustee per bylaws)

3. Recap summarized minutes from 2024 Annual Meeting

- a) Annual Meeting held 1/31/2024 per bylaws, conducted virtually, began at 7pm on time.
- b) Recap of 2023 Annual Meeting didn’t generate any significant discussion, highlights:
  - a. Michael Savage handled acquisition and installation of “Earl Spiegel Memorial Bench” as a memorial to that longtime trustee and resident of Acorn Hill, now located adjacent to intersection of Evergreen and East Red Oak.
  - b. Eagle Scout Megan Tracey conducted a volunteer project that renovated benches, moved bushes, installed wood mulch, and spread heavier soil and seed to repair erosion along sidewalk, with coordinated participation by Scouts and their Leaders, plus special mention to Chante & Bill Mullica.
  - c. Township removed accumulated silt from lake inflow, partially empty the catchment, by building a ramp

- d. “New member welcoming committee” continues with Trustees Chante Mullica chairing and Rebekah Doyle participating.
- c) The 2024 Financial Report and 2025 Budget were approved by acclamation.
- d) Rebekah Doyle, a longtime resident, continued to serve in a non-voting advisory capacity since she wasn’t an owner at the time. She offered to chair a committee to arrange a summer picnic event for residents, and was appointed by acclamation.
- e) Meeting adjourned by 8:00pm.

#### 4. President’s Report – Charles Tracey

- a) Significant actions by Trustees
  - a. Organizational Meeting accomplished Election of Officers from Trustees currently serving.
  - b. ATA Landscaping continued with lawn mowing around the lake, also mulched and added plantings around signs. A few plantings were provided gratis to replace plantings previously installed by Rebekah Doyle that were accidentally damaged during mulching.
  - c. Two trash bins sanitized by Revive Bins.
  - d. Maintained outflow structure by periodically cleaning blockages, both Charles and Michael at different times.
  - e. Considered placing liens on lots with unpaid Annual Assessments, mailed additional dunning letters instead, further collections actions TBD.
  - f. Requested Township remove accumulated silt from lake inflow again, and Township did partially empty the catchment.
  - g. Prepared 2024 Financial Report and 2025 Budget
  - h. Prepared and mailed Annual Meeting notice letter
- b) Recap of annual letter

#### 5. Secretary’s Report – Scott Wark

- a) Most annual assessments received in a timely way, Venmo is a good option
- b) Several reminders issued to those owners with overdue assessments after March, also with letters in January
- c) Only one lot owes for more than one year in arrears, but that property may be in foreclosure, possibly no one in residence, bankruptcy is in play, etc.
- d) Late fees were in force
- e) Timely payments were made to vendors, though invoices from ATA were temporarily blocked by email server issues, but that was resolved without penalties

#### 6. Architectural Committee Report – Charles Tracey & Chante Mullica

- a) Architectural Committee approved several requests, nothing notably different than prior years. The black and white theme is particularly popular in recent years.
- b) Reminder that approval in advance is required by Covenants
- c) AHHA can require unapproved modifications be returned to previous state
- d) Mismatched siding colors, such as when only T111 portions are replaced, may be considered as unacceptable, though mitigating factors such as not being able to match faded sections can be considered.

7. Treasurer's Report – Michael Savage

- a) Income & Expenditures in 2024
- b) Proposed 2025 Budget

8. Election of Trustees (expired three year term & appointed)

- a) Charles Tracey & Rebekah Doyle already nominated
- b) Additional nominations from the floor of members to stand for election?
- c) Members are any individual or legal representative of an entity (e.g. Trust or Corporation) named on the deed of ownership for a lot in Acorn Hill. If there are no nominations, the position will remain vacant unless Trustees appoint a member later.
- d) Voting of members by acclamation (one vote per lot) for each position

9. New Business

- a) Expecting to engage professional tree service annually evaluate trees on AHHA property for safety issues and resolve. Liability insurance carrier expects this to be done annually.
- b) Motions from the floor?

10. Member Questions and Comments

11. Adjournment of Annual Meeting