

COLONIAL ACRES PHASE V NEWSLETTER

Phase V website:

colonialacresphasev.com

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BOARD OF DIRECTORS

President	Bill Charles
Vice President	Cindy Christiansen
Member at Large	John McGraw
Member at Large	George Birchmeier
Member at Large	Judy Keeling

CLUBHOUSE COMMITTEE

Chairperson	Judy Keeling
Co-Chairperson	OPEN
Secretary	Patti Dooley
Treasurer	Nancy Page
Clubhouse Rental	Katy Kay
CH Purchasing	Chris McNally
New Residents	Jane Severn
Ad Director	Mary Ketelhut
Ad Billing	Becky Stirling
News Distribution	Judi Damphousse
News Distribution	Joanne Dettore
Coffee Hour	Deane Carter
Sign Painter	Evelyn Rouse
Light Bulb Mgr.	Dick Biskner
Gardener	Judy Keeling
Gardener	Marge Stefanski
Librarian	Shirley Estes
Co-Librarian	Deane Carter
Pool Mgr.	Mike Gola
Sunshine Corner	Dottie Saunders
Sunshine Corner	Faith Phee

BENEVOLENT FUND COMMITTEE

Judy Keeling & Barb Kibler 734-218-1277

Newsletter email: gj.poirier@gmail.com

Congratulations to Bill Charles & George Birchmeier, newly elected Board Members at the Sept. 11, 2019 board meeting. Bill has been re-elected & George, who is new to the community, was elected for the first time. Thank you, **all** board members, for the time & effort you give this community.



“LISTEN!
The wind is rising, *and*
the *air* is wild with
leaves,
We have had our
summer evenings, now
for **OCTOBER eves!**”

Humbert Wolfe

COLONIAL ACRES PHASE V
ANNUAL Meeting Minutes 9/11/19

Call to order

Call to order at 6:10 pm the regular membership meeting of Colonial Acres Phase V, Inc. at CAV clubhouse.

Roll call conducted a roll call. The following persons were present:

William Charles, Phillip Garlow, John McGraw, Judy Keeling, Jim Reuschlein, Kelli Reuschlein and Stacy Klabak

Establish Quorum – Quorum was met

Management Report for prior year – Jim Reuschlein

Updates were giving on the wood program, siding, power washing (6 buildings a year on rotation). Wood will be done in advance of the siding replacement. 2019 Roof replacements are complete, and we will be reassessing the remaining building to plan out next years schedule. Asphalt work is scheduled for the end of Sept and permit has just been obtained. The striping of the asphalt will be done shortly after the roads are done.

Replacement Reserves, Delinquents

Financial Report – Jim Reuschlein, Clearview Property Management Services

Increase was done this year in monthly fees. The cash flow shows a \$50,000 cash increase but will still need to cover the cost of the asphalt and striping to end the year on budget.

Clubhouse Report – Judy Keeling

Planning a New Year's Ball for \$10.00 per person, Nov 15 we are having a silent auction. If you would like to donate to the auction, we can always use gift certificates, lottery tickets etc., Nov will also have a spaghetti (Thanksgiving dinner) Gloria who has taken over the newsletter is doing a fabulous job.

Introduction of candidates for the board – John McGraw

Bill Charles, George, Philip Garlow.

Open Discussion

Jodi 92-4, "Ballot upsets me" supposed to be anonymous – would like to count ballots next year.

Susan Williamson 70-4, request to have branches cut on her back porch please.

Nancy Page 56-6, please clean up woods with the discarded branches.

Laura Golz 70-3, Spring walk through punch list is not reviewed. Coach lamps I had to paint, would like to see working punch list.

Lynn Edo 119-3, flooding in front of unit (bus stop)

Judy Stevens 117-5, forward email to board.

Results of elections announcement – Bill Charles

Winners for the two seats were reported as George and Bill. Thank you to Phillip Garlow for all his contributions to the community.

Adjournment: Bill adjourned the meeting at 6:48pm

Minutes submitted by: Stacy Klabak

Minutes approved by:

Clubhouse Meeting Minutes September 1, 2019

Meeting came to order at noon, a pledge of allegiance was said to start off.

Pauline Williamson spoke on a time schedule conflict for cards & Judy gave her the option to either come at 12:00 on Sunday 17th or Friday at 4:00

Jancy gave the treasurer's report, we had monies coming in from pancake breakfast & raffle, outgoing for cleaning and newsletter printing.

Jeanne reported 97 people attended coffee hour last month, with special guests running for city council.

Our last deck party will be on Friday Sept.20th, it will be a Harvest theme, there will be brats & chili. Bring a dish to pass as well as your choice of beverage The October party has been cancelled due to schedule's. Judy mentioned if the deck is being used for a family relax, that others may still use part of it too at other end, provided there is no rental going on, in which case the renters have exclusive use of it.

Rentals come first with a 7-day notice in a deck party scheduled so they have time to reschedule

A new resident greet is scheduled for Oct.17, at 6:30 at the clubhouse by invitation only, light refreshments will be served, please R.S.V.P if you receive a post card. Jayne visited 8 new residents couples last month.

Pancake breakfast was a huge success!! The next one is scheduled for October 19th, from 8:30 - 10:00.

Turkey dinner has been changed to a Spaghetti dinner; it will be Nov.24 at 5:00 p.m.

Christmas decorating will be Sunday Nov. 27 the,3-5. Bring an appetizer & your drinks & join the fun

Monday Sept.9 the is our Flu Shot Clinic from 9:30 - 11:30. Costco will provide cookies

Our next day trip is Sept.16th, we will meet in parking lot at clubhouse & carpool downtown at 11:00, to lunch at the Corner Cafe and shopping after

Mike Golo will oversee the pool closing on Sept.9th. He reported 3600 people used the pool from May - Sept.& Katy Kay will be his back up helper in the spring if he's not in from Florida by Memorial Day. Valt's Pool Service will close up.

Painting of main room in clubhouse will be after Christmas, John will repair walls & fix lights first. Judy got a great estimate on the job from a resident of Phase V, Dave Smith. Judy would like to have pool chairs cleaned prior to winter storage.

John Hogan will talk about identity theft & Electronic banking on Oct.21st at 11:00 &, Act of faith will speak briefly the same morning

Phil Weiperts will be scheduled to speak annually, sometime in the spring

Christmas Party will be held at Noon Dec.15 at Aubree's, Pizza Buffet at a cost of 12.99 plus gratuity

Board donated money for flowers to brighten our deck! Thank you to our Board of Directors! Judy wants grasses moved from pool area to pots on deck to prevent seeds going in pool.

Garden Club is going to work on installing a garden at 11 Mile entrance around the big pine tree, we are asking anyone thinning plants in courtyards or willing to contribute plants to please donate to this beautification effort by our wonderful gardeners, all donations will be appreciated! Anyone contributing a plant call Judy or Marge

Evelyn's Rouse's new signs are beautiful! Thank you for another wonderful job with your sign painting skills! Debbie McGuinness will take over clubhouse rentals in January, Katy will train her

Meeting adjourned at 1:15



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Done

4:28

COLONIAL ACRES PHASE V
OPERATING STATEMENT
EIGHT MONTHS ENDING AUGUST 31, 2019

INCOME:

	ANNUAL BUDGET	CURRENT MONTH BUDGET	ACTUAL	YEAR TO DATE BUDGET	ACTUAL	OVER (UNDER)
Interest on investments						
Dividend income						
Net rental income						
Net income from operations						
Net income from other sources						
TOTAL INCOME	\$ 1,953,020	\$ 199,419	\$ 233,509	\$ 1,315,346	\$ 1,367,541	\$ 52,194

EXPENDITURES:

General and administrative expenses						
Real estate taxes						
Utilities						
Insurance						
Professional fees						
Advertising and promotion						
Office expenses						
Travel						
Depreciation						
Interest on debt						
Income tax						
Other						
TOTAL EXPENDITURES	\$ 1,953,020	\$ 207,561	\$ 224,330	\$ 1,375,784	\$ 1,316,863	\$ (59,920)

TOTAL INCREASE (DECREASE) \$ 0 \$ (8,143) \$ 15,179 \$ (60,435) \$ 50,677 \$ 111,114

CASH BEGINNING OF PERIOD 120,556 85,057

CASH END OF PERIOD \$ 135,735 \$ 135,735

