



May 24, 2016

7:00 to 8:00 pm

Clinton-Macomb Public Library ~ North Branch

Lancaster HOA Annual Meeting

In attendance: 4 homeowners comprising 7 people
47916 Lighthouse, 47830 Lighthouse, 20433 Alexander, 97947 Dakota

Meeting was called to order by Charlene Staniec at 7:00 pm

Current Board Members introduced ~ Charlene Staniec, President; Curt Randall, VP and Tracy Everly, Secretary/Treasurer

Lancaster HOA Financials – Year ending December 2015 and Year-to date 2016 financials were reviewed by the homeowners in attendance. Detailed expense breakout offered to homeowners. Discussed what legal expenses cover. Discussed future expenses, such as, new trees and mulch along Heydenreich. Homeowners suggested rocks instead of mulch. Board looking into the expense of rock verse mulch.

Entrance Sign Project – Project going slower than board would like. Board continues to run into dead ends finding contractor to take on project. Issues are contractor not able to get what they need from county, contractors are no shows to scheduled meetings or contractor does not quote what was specified (sample showed to homeowners and they agreed). Lancaster Homeowner, Mr. & Mrs. Newman have offered their assistance to see what they can do to further this project. More information will be provided as it is made available. Another homeowner recommended another contractor, Luigi's Cement; the board will try to reach out to recommended contractor. When sign design is submitted by contractor a vote will be held with homeowners.

Garage Sale – Spring garage sales scheduled for 6/2 – 6/4. A Fall garage sale will be scheduled at a later date. New garage sale signs used to direct garage sale traffic will need to be purchased. This is due to signs be stolen, removed or thrown out by homeowners where signs are placed. A-frame sign usually used at our entrance is no longer useful due to vandalism of passing teenagers. In need of a better solution.

Future Projects – Board looking into online payment capabilities. Project to come after completion of entrance sign project. Online payment will require a monthly fee.

Volunteers Needed – As always the board is seeking additional volunteers. New homeowner Allison Bonanno offered to help. Board will be in contact with her.

Management Company – The cost of bringing in a Management Company to assist with the day-to-day business of the Association was discussed. A quote from JBC Management was submitted. Cost is \$3 per home per month and \$55 per month to manage website. Website would allow online payment. Individual login for all homeowners to check their status to name a few benefits of a management company. Using a management company would increase our dues from \$110 per year to possibly \$150-\$200 per year. Homeowners in attendance would like to keep the Association managed by Lancaster homeowners as long as possible. In order to do this volunteers are desperately needed.

General Discussion – A resident asked for a recommendation in regards to whom else to call in regards to much needed street repairs in front of his house. Another homeowner would like the board to look into having the Pingle Drained cleaned out again. This was last done 2004-2006. Overall all homeowners in attendance satisfied with our current snow removal. Neighborhood watch was addressed again.

Meeting was adjourned at 8:10pm.