



**May 2, 2017**

**7:00 to 8:00 pm**

**Clinton-Macomb Public Library ~ North Branch**

# Lancaster HOA Annual Meeting

In attendance: 5 homeowners comprising 6 people and 3 Board Members

48456 Marion, 19844 Vine, 20241 Alexander, 47830 Lighthouse, 20433 Alexander

Lancaster HOA Financials – Year ending December 2016 and Year-to date 2017 financials were reviewed by the homeowners in attendance. Discussed why such a huge deposit was required for entrance sign. Discussed future expenses after completion of sign and landscaping at entrance after new sign. Will revisit cost of rock vs mulch once entrance sign complete. Homeowners requested color lights added to our Christmas decorations.

Entrance Sign Project – Philips Sign & Lighting hired to complete our sign project. Drawing of sign shared with homeowners (also located on website). Late last year and early this year Philips Sign took our entrance sign project to the township for permits. North side was approved. However, south side required Lancaster to hire Shelby Underground to move water lines that were located to close to the new proposed sign. Water lines were moved 4/27. Sprinkler system needs to be reconnected. Mr. Mister coming out 5/9 to quote job. Philip Signs are going to 5/15 Township meeting to get the south side sign approved. In meantime masonry will be selected.

Garage Sale – Spring garage sale scheduled for 6/1 – 6/3. Running low on garage sale signs to direct traffic due to signs being stolen, removed or thrown out by homeowners where signs are placed. Was decided not to purchase any more sign and just put out what we have. It was suggested that homeowner participating in the garage sale put up their own signs in addition to ours. A-frame sign usually used at our entrance is no longer useful due to vandalism of passing teenagers. Still 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. Homeowner suggested checking with our bank

Volunteers Needed – As always the board is seeking additional volunteers and/or new board members. Current members have been on the board for 5 years and replacements are required or board may have to look into management company. See last year's minutes regarding cost of management company.

General Discussion – Homeowner expressed his dissatisfaction of how a vacant home was being maintained by a rental company. Board advised to start with township as well as the rental company. Explained to homeowners how liens work for the association as homeowner in attendance was concerned they heard homeowners with liens can get lawyers and dispute liens filed on their address. Two homeowners interested in participating in neighborhood watch. Due to lack of volunteer the board suggested just the simple task of watching out for our neighbors and calling police when we see something suspicious. Homeowners in attendance satisfied with current snow removed but would like to see a snow plow company's phone number to call them direct with issues with plowing.