

**Minutes of the Annual Meeting of the
Deer Creek Homeowners Association of Livonia
April 26, 2018
Reviewed by the Board of Directors on May 16, 2018
DRAFT until approved at the 2019 Annual Meeting**

President Behrendsen convened the meeting at 7:34 p.m. in meeting rooms A and B of the Livonia Civic Center Library, with 22 homeowners in attendance

Board Members Present: Denny Behrendsen, Bob Moore, Terry Millis, Diane Tsaprazis, Walt Gerstner, Marsha McLean. Tenley Jackson and Bob Ellis recently resigned and were not present.

Introduction of New Neighbors: There were no new neighbors present.

Minutes of April 20, 2017: Minutes were distributed as residents entered the room. A motion was made to approve the minutes and seconded. Finding no discussion, the minutes were approved by acclamation.

Treasurer's Reports: Presented by Terry Millis

- A. 2017 Financial Report: Our beginning balance was \$9,188.91. Dues and donations of \$16,210 from 165 households were \$290 below the \$16,500 budgeted. We received a \$500 Beautification Grant from the City of Livonia, bringing total available income to \$25,898.91. Operating expenses totaled \$10,166 as compared to \$12,255 budgeted. Ms. Millis explained that our DTE lighting category came in \$213 underbudget because of the LED lighting at 8 Mile and due to outages. Walt Gerstner explained that Entrance & Island Maintenance came in \$564 underbudget because a \$650 fall cleanup and \$200 of planned weeding was not done by Metro Grounds because it was done by Saxton's Landscaping during their work on the 8 Mile sign areas. The only operating expense that came in over budget was the Irrigation line item that was \$324 over the planned \$825. Project expenses totaled \$9,070 versus the \$12,000 budgeted. We spent \$8,384 on re-landscaping the two 8 Mile sign areas. We used \$2,384 from other project categories to complete the job. We thanked Marsha McLean for managing this project completed by Saxton's. We only spent \$62 on the lighting project at Gill Road – this project will carry into 2018. We paid only \$624 to correct the electrical and plumbing damage done during the 2016 8 Mile construction, mostly thanks to Pres. Behrendsen's free labor. Thus, we ended 2017 with a checkbook balance of \$6,662.06. A motion was made to accept the report, and seconded. A homeowner asked about the Beautification Grant. Pres. Behrendsen explained we submitted an application to the City using a landscape rendering for our work at 8 Mile. Ms. McLean explained that later we submitted before and after pictures. A homeowner asked why we spent only \$19 on holiday decorations. Ms. Millis clarified that we didn't buy anything new, and we plan to buy more this year and get our decorations out earlier. A motion was made to approve the 2017 report, and seconded. Finding no additional discussion, the report was approved by acclamation.
- B. 2018 Budget: Similar to recent years, we project revenue of \$16,500 from 165 homes paying \$100 annual dues. Forecasted operating expenses of \$13,565 are slightly higher than last year, primarily because we plan to spray the trees every other year at a cost of \$990. Mr. Gerstner explained that we spray the Austrian Pines at 8 Mile and the Crab trees on three islands. Project expenses of \$7,900 are planned:
 1. Gill Road landscaping, \$2,000: Ms. McLean explained that we do not have irrigation there, and while the euonymus bushes have done well, they are looking a bit ragged and some are too high in front of the signs. We will be working with Saxton's Landscaping. Furthermore, the brick on the south side needs to be repaired or replaced where it has moved by kids waiting at the bus stop.
 2. Landscape work at the Bicentennial pedestrian entrance, \$2,000: A homeowner said that people and City groundskeepers drop off brush in the wooded area and perhaps a new split rail fence there may deter this activity. Mr. Moore said the burning bushes need to be replaced. A homeowner wanted to make sure we work with the two adjacent homeowners. A homeowner explained a recent water break in that area and that he called the City Parks Dept. to have it turned off. Mr. Moore said we were aware of a repair afterward. Pres. Behrendsen explained that we are responsible for the 9 water meters on our islands, not any water in that pathway.
 3. Research & implement Electrical upgrade, \$1,250: We will complete the LED upgrade at Gill Road.

4. Contingency for Construction damage, \$250: An electrical issue remains from the 2016 damage.
 5. Website Design, \$400: Ms. Tsaprazis explained that we want to refresh the site with the help of our outside webmaster and hopefully, a new volunteer.
 6. Entrance Sign Refresh, \$2,000: Repairs and paint are needed
- A motion was made to approve the 2018 Budget. It was seconded, and finding no further discussion, a vote was taken with all in favor.

C. 2019 and 2020 Directional Plan: Ms. Millis explained our continuing plans.

Old Business: President Behrendsen read our list of accomplishments from the Agenda. Discussion items:
8 Mile Damage: In 2016, a cement truck drove over our electrical junction box. Pres. Behrendsen worked with an electrician to make repairs. A wire may still be abraded causing the GFI to trip; it may need replacement.
Welcome Committee: Mrs. Gerstner explained that she welcomed 4 new homeowners with some help from Pres. Behrendsen. She said they describe the improvements and regular expenses paid for by the Association, encouraging them to pay dues. Ms. Jackson identified new owners from the City records and assembled the welcome bags which are distributed by other volunteers. We discussed new owners expected in 3 homes.

Election: We thank Bob Ellis for his work as a Trustee since April 2010. We thank Tenley Jackson for her work as Welcome Committee Chair since June 2013. Both had to resign due to deaths in their families. All positions are open. Nominations from the floor were requested three times. The following slate of Officers were elected by acclamation for a two-year term:

President:	Denny Behrendsen
Vice President:	Bob Moore
Treasurer:	Terry Millis
Secretary:	Diane Tsaprazis
Trustee:	Walt Gerstner
Trustee:	Marsha McLean

Pres. Behrendsen explained we will try to fill the vacant Trustee and Welcome Committee positions during the year, if anyone volunteers.

New Business: Refer to the list on the Agenda. Discussion topics:

Road Repairs: Pres. Behrendsen explained that Florence Cement (the same company that damaged our entrance in 2016) was again chosen by the State to perform the 8 Mile section work. Gill Road will see some work. Farmington Road between I-96 and Plymouth will be repaved thanks to City and County funds.

Roads within Deer Creek: Pres. Behrendsen said we will not receive any new cement replacement. Ms. McLean said to call the City if we see holes and they will install filler. The City Engineer knows us.

Garage Sale: Pauline Kehoe will Chair sale to be held June 7, 8, and 9. Ms. Behrendsen posts it on Craigslist and other sites. Several people offered to help distribute flyers and post signs.

Water Supply: Pres. Behrendsen explained that the City Engineer, Todd Zilinski, said there may be progress this year following some changes on the Golf Ridge Villa Homes Board. Continuing the loop would help them in the event of a problem as they are currently at a dead end, although it probably will not benefit us.

Replacement of valves on Gill Road did improve our water pressure last summer.

Flowers: We may not plant pansies this year due to the late spring.

Homeowner Discussion:

Plans for 7 Mile & Farmington Vacant Shopping Center: Pres. Behrendsen said the City has been holding meetings to develop a Comprehensive Plan. We do not have specific information on this site. A homeowner expressed concern about other nearby areas with many vacant storefronts.

Thanks to Deer Creek Board: A homeowner expressed appreciation for the current Board.

Dues Receipts: A homeowner asked how many homes pay dues. Pres. Behrendsen explained that we budget to receive dues from 165 of our 209 homes. So far this year, we have received dues from 132 or 133 homes, with an extra \$435 given in donations.

Adjournment: By acclamation, Pres. Behrendsen adjourned the meeting at 8:38 p.m.

Minutes prepared by Diane Tsaprazis