

**Minutes of the Deer Creek Homeowners Association of Livonia
Board of Directors
Held at Diane Tsaprazis's house
January 9, 2019
Approved March 5, 2019**

Present: Denny Behrendsen, Bob Moore, Walt Gerstner, Terry Millis, and Diane Tsaprazis (5).

Minutes: The minutes of 11-14-18 were approved with no changes.

Treasurer's Report: Terry distributed a spreadsheet of our 2018 checkbook with budget figures. Comments were as follows:

- The December DTE bill was paid, but not shown. The annual total will be within our \$750 budget.
- Annual water bills were \$1,816, within our \$2,000 budget.
- Entrance and Island maintenance came in at \$9,026.72 which was over our \$8,000 budget. Most of the overage was due to spending more on the 8 Mile entrance and sign areas for flowers and cleanup.
- Irrigation and Repairs totaled \$1,006.92, over our \$825 budget. As noted in our 7-24-18 minutes, we unexpectedly had to replace a valve on Island #6 and replace the backflow preventer and reroute the setup on Island #5 as requested by the City. Furthermore, we still have not received a bill expected to be \$585 for testing our backflow preventers.
- Tree Spraying totaled \$1,130, higher than the \$990 budgeted because we had Davey Tree Experts apply a deep root fertilization treatment to the suffering crab trees at Gill Road.
- Gill Road entrance refurbishing was not done during 2018. We will move the \$2,000 budget to the 2019 budget.
- Bicentennial Park entrance refurbishment came in at \$2,167, slightly above our \$2,000 estimate.
- Lighting Improvements were completed at Gill Road for only \$779.02, well under our \$1,250 budget. In addition to the electrician we hired, thank you to Denny for all his work.
- Contingency funds of \$250 for 8 Mile repairs after the 2017 construction were not used. There is one circuit that will need repair in 2019.
- Signs at 8 Mile were repainted for \$2,331.79, going over our \$2,000 budget because we lost track of the original color, and the first version was too pink. Denny now has the background burgundy paint and the teal paint surrounding the deer logo. The signs were in good shape and just needed the old paint taken off and new paint applied.

2019 Budget: We decided not to hold a separate meeting. Terry will prepare a draft.

- Walt will call Metro Grounds to get a quote for Island and Entrance maintenance.
- Tree spraying of the crab trees at Gill Road will be done by Davey Tree Experts for \$300. We spend \$990 spraying the other trees only every other year.
- Gill Road signs will be painted for \$1,000 each.
- Gill Entrance Re-landscaping: Walt recommended ornamental grass behind the signs. Denny said the bushes are well-trimmed (by Walt and Ginny), but they have thick branches at the bottom because they are rather old. Diane noted that the pavers against the sidewalk have held up well since they were installed in 2002. We do not have an irrigation system there which makes new plants difficult without help from the adjacent neighbors. At 8 Mile, we originally had water at the center island, and then we had an irrigation company bore underground to get water to the sign areas.
- Water: One island wasn't even turned on until August because it needed work. Rates may increase, so we decided to increase the budget to \$2,500.

- Lighting: The projects are done. There is one GFI that needs work at 8 Mile, so we will keep \$250 in the Contingency line item as well as \$250 for normal electrical maintenance.
- Irrigation: We will include \$585 for the 2018 backflow testing. We may need to repair or re-plumb other items, so we will budget \$1,600.
- Website: Denny will get a figure to Terry. See below.

Website: Our site no longer exists on the internet. Denny reported that Network Solutions gave us a price to re-construct our site and then offered a discount, so we are unsure of their pricing. Previously, we paid Network Solutions via PayPal, but the recent charge did not go through. It appears Google hosting for free may have been dropped. Our prior webmaster was very ill and may not have seen any email notices. He did provide Denny with a memory stick that has screen shots of our site and other documents. Denny will try to get our logo from this source. We discussed content. Denny has an original Homearama brochure. He also has some recent pictures of the 8 Mile entrance with the decorations. Denny was referred to a web designer he will meet with tomorrow.

Holiday Decorations: The 9 deer and all the wreaths were put into storage last weekend while it was relatively warm. Each set of 3 deer are connected to each other. Bob re-set the GFI several times when it got wet. Everything was on one circuit. Thank you to Denny, Bob and Walt!

Signs: Sign Stuff will repaint our Gill Road signs for \$1,000 each as soon as we can deliver them to their shop.

Volunteers: We need 1 Trustee and a Welcome Committee Chairperson.

New Residents: We identified 4 new families. Diane will assemble Welcome bags. The current Board will try to visit them soon in pairs.

Telephone Directory: Diane reported that our Front Matter Word file and the Homeowner Excel file were sent to Cathedral Directories on December 20th. Our publication date is January 20th, although Diane has not yet received a draft. Thank you to Mike Thiry and Denny for carefully preparing the Excel file!

Annual Letter: Diane will prepare a draft and email it to everyone for revisions & approval. We discussed content and possible Annual Meeting dates in April.

Next Meeting: March 5, 2019 at 7 pm at Diane's house. We will email each other if we need to meet sooner to discuss the website.