

**Minutes of the Deer Creek Homeowners Association of Livonia
Board of Directors
Held at Diane Tsaprazis's house
October 16, 2019**

Approved November 13, 2019

Present: Denny Behrendsen, Bob Moore, Terry Millis, Walt Gerstner, Marsha McLean and Diane Tsaprazis (6).

Minutes: The minutes of 9-18-19 were approved with 1 change.

Treasurer's Report: Terry distributed a checkbook spreadsheet and an income statement. Deposits of \$17,220 include the \$500 Grant we received from the City of Livonia. We have posted dues from 163 homes, with one more not yet posted. Our budget includes a \$200 contingency for repairs following the 2016 8 Mile construction work. Denny said that we need some electrical repairs, but we may not get it done before it gets too cold; we should keep this line item in our budget. Walt said we did get an October bill from Metro Grounds, but it has not yet been paid. Our ending balance is \$9,246.96. We accepted the reports.

Website: Denny installed an Autumn banner with a jack-o-lantern that appears when a user clicks on the banner. Denny may also add the City Leaf Pick-up dates to the Announcements section. Denny has received 3 more inquiries via the website: one from a mortgage company regarding a resident's dues status; one from a homeowner inquiring about new windows (our approval is not needed); one from an adjacent neighborhood re-writing their bylaws with a question about our fence rules. Thank you, Denny!

Irrigation: Water meters on the 8 islands have been picked up by the City. The 8 Mile island meter is still in at our request. Marsha will make an appointment with the City when we are ready to have it removed. Marsha will also let Walt know when he can arrange to have our sprinkler systems winterized.

Welcome Committee: Marsha will ask our past chairperson for the printer that was donated to us from another homeowner. Bob said there is a new homeowner on Wayne Rd. that we have not yet visited.

Landscaping at Eight Mile Entrance:

- Trees: There are 2 dead pines on the west side. Dearborn Tree already removed a tree on the east side for \$375. Marsha will call the same company to get an estimate to remove the 2 trees on the west side; we authorized her to spend up to \$800 for removal. We think it will cost about \$450 to replace a tree. We will ask Dearborn Tree for a quote. We will address replacement in our 2020 budget. There are also more struggling trees on the west side, as well as a partly dead large tree on Island #4.
- Clean-up: Saxton's Landscaping has not yet said when they will do fall clean-up, which is already in our budget.

- Sprinkler System: The person recommended by Saxton's will look at our system in the spring. There is one head on the west side that may not be ours or may be ours but not working.

Landscaping at Gill Road:

- Marsha called the homeowner on the north side to discuss our plans. He was very supportive. He said his sprinkler system already waters the back side of the sign. He can plant some of his own annuals if he likes.
- Marsha and Walt visited the homeowner on the south side. She likes the idea of the hydrangeas and agreed to water them.
- Marsha will ask Saxton's for a labor cost estimate before they start the work. They will remove the edging rock and re-position it; Denny has extra rock if needed.
- We are not replacing the landscape fabric and mulch at this time. We may need to do this project in the 2020 budget. The north side has wood chips and the south side has stone chips.

Complaint: Regarding the homeowner who questioned his neighbor's arborvitae along the property line, Marsha suggested that they call the City to question any applicable ordinances. The homeowner has sump pump problems, but the line just may need to be cleaned.

Decorations:

- Fall: Our scarecrows look good. Bob explained the scarecrows came from Michaels and the cornstalks came from Joe's Produce. Marsha bought 25 8" yellow mums for \$4 each from Randazzos; Marsha and Diane planted them on the center island Sept. 28th
- Winter: Denny will work on the decorative deer lights.

Dues Letter: We discussed sending another reminder letter, worded a bit stronger than our last one. We could provide the major things we are paying for lately and what we could do if everyone paid dues. No one is "Grandfathered" from paying dues.

Telephone Directory: Diane said she received an email from our publisher, Cathedral Directories, stating they can publish February 4th, with our files due January 4th. Our last Annual Letter to homeowners was dated 2-7-19. Denny said he and Mike Thiry can review the homeowner excel spreadsheet.

Next Meeting: Wednesday, November 13th at 7 pm at Diane's house.

Minutes taken by Diane Tsaprazis
No attachments