

**Minutes of the Deer Creek Homeowners Association of Livonia
Board of Directors
Held at Diane Tsaprazis's house
January 22, 2020**

Approved March 4, 2020

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

Minutes: The minutes of November 13, 2019 were approved with no changes.

Treasurer's Report: In Terry Millis's absence we reviewed the 12-31-19 Income Statement she emailed to us.

- Income: We received dues from 174 households totaling \$17,325, plus donations of \$595. One family paid for next year and one home sent a \$100 donation instead of dues. Including the City of Livonia beautification grant of \$500 and a beginning balance of \$4,148, our total income was \$22,568.34.
- Operating expenses: Happily, our water bills totaled \$1,449.75 for the year, well below our budget of \$2,000. Entrance & Island Maintenance totaled \$9,018.25 which is \$218.25 over our \$8,800 budget. Marsha said we do not have a bill from Saxton's for the fall cleanup; we will include it in 2020 expenses because we are on a cash basis of accounting. Irrigation and irrigation repair came in at \$928.43 which is \$103.43 over our \$825 forecast. Denny explained that we need several new heads and our inspection cost may increase; we may need \$300-400 added to our 2020 budget. All other operating expenses were within our budgeted amounts.
- Project Expenses: We did not spend any of the \$4,000 planned at the Gill Road entrance due to bad weather and a labor shortage with our landscaper. We recently spent \$265.80 to have an electrician replace the malfunctioning fixture on the west side 8 Mile sign with the same type of light we have at Gill Road. We spent \$1,420.19 on our new website, which was a tad over our \$1,400 budget. Denny said we owe an annual fee of \$17.99 for our domain name that will expire on 1-31-20. Our 3-year \$250 Host agreement will expire in 2022. Denny estimates that we should budget \$200-400 each year for consulting fees for any work we cannot figure out. We refreshed our Gill Road signs for \$2,000 as budgeted.
- Our 12-31-19 ending balance is \$6,043.72.

Holiday Decorations: We received many compliments on the lit deer and decorative bulbs at our entrances. Next year, Denny wants to re-wire our 3 older deer fixtures with LED light strings. We will need 6 to 8 stands per deer with white wire.

Bicentennial Park Entrance: There is brush dumped inside the woods. A chipper may be needed to remove it. Denny called the Dept. of Public Works, but got no reply; Marsha said they may have put it there. It would take many years for it to decompose.

It could be a rodent abode or it could be set on fire. Our City Dept. of Public Works or Forestry Dept. should take responsibility.

Annual Meeting: We discussed 3 possible dates: April 30, 29 or 28. Diane will call the Civic Center Library to book rooms. We reviewed and made changes to Diane's draft of an Annual Letter to all homeowners. Marsha will try to retrieve a printer we used in the past to print our letters. At his church men's club, Walt recently met Scott Barr, Livonia City Council Vice President. Scott was very knowledgeable and used to be an HOA President. Walt will call his office to find out if he can speak at our annual meeting about local issues, including 5G cellular. We discussed starting our meeting at 7 pm instead of 7:30 so that Mr. Barr could speak for 30 minutes at the beginning.

5G Cellular Networks: Denny attended a 12-16-19 City Council Meeting on this subject. A very organized group opposed the communication mostly for medical reasons. These signals must be line of sight and have greater bandwidth. They are more like a microwave and it is unknown if they pose dangerous health risks. Our State Legislature passed a bill a few years ago that takes the decision out of local control. Local governments have 25 days to respond to a request for a tower and can only look for a nonresidential area. Denny showed a picture of a post on Glendale Rd. Our City Council created a committee to deal with this issue, but we have been told there is nothing that can be done to stop installations. Perhaps cities could sue the State. We could write to our legislators.

Budget Meeting: Walt will coordinate a meeting with Terry, Bob and Marsha to establish a proposed 2020 budget. We briefly discussed the cost to remove and replace a large tree on an Ellen Drive island and the cost to replace pine trees at 8 Mile.

Dinner Gathering: We did not celebrate over the holidays, as we have done for many years. Instead, we will meet for dinner at our own individual expense with our spouses on January 26th at Bravo Restaurant.

Next Meeting: Wednesday, March 4, 2020 at 7 pm at Diane's house. When the telephone directories are ready from Cathedral Directories, Diane will send out a revised draft of the annual letter and coordinate help with printing and mailing.

Minutes prepared by Diane Tsaprazis.
No attachments