

**Minutes of the Deer Creek Homeowners Association of Livonia  
Board of Directors  
Held on Denny Behrendsen's deck  
September 15, 2020**

**Approved August 11, 2021**

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

**Minutes:** The minutes of March 4, 2020 were approved with no changes. We have not met since that time due to Covid19. We have exchanged many emails as we have tried to conduct our usual business.

**Treasurer's Report:** Terry emailed us with financial statements twice over the summer. Today she distributed an income statement and checkbook spreadsheet. We have collected dues totaling \$14,575 from 146 homes, and \$495 in donations, which in addition to our beginning balance of \$6,044 results in income of \$21,114. Our Annual Letter went out on March 20<sup>th</sup>, just after the announcements on Covid-19. Our operating expenses totaled \$9,122 to date, of which \$6,917 was interior and exterior island maintenance. In April, DTE began splitting our invoice into 2 accounts. Denny questioned the increase in July, which Terry will investigate. Also, we paid Davey \$95 for tree spraying in July; Terry will question why they have not cashed our check. We also bought a new printer for \$233 which is kept at Diane's house. We have only spent \$1,370 on projects, all on island #4. Thus, our ending balance is currently \$10,623. Terry reported that she likes making payments to vendors online where our bank mails a check on our behalf. As compared to our budget, revenue is down as we expected to collect dues from 174 homes, and we have not had work done to our Gill Road and 8 Mile entrances because of Covid-19.

**Annual Report:** Denny filed our report with the Michigan Department of Licensing and Regulatory Affairs. He gave the paperwork to Terry.

**Irrigation:** Denny reported that everything is up and running. We had 3 islands with pipes that split; Denny repaired them all using \$249.44 in parts. Denny may purchase a tool to turn the water on and off at the main valves about 4" underground. Steve Griffith at Metro Grounds notifies Walt if any of the islands look overly dry or wet. We spent about \$190 on Island #3 for a new 2 run timer. Dave Wood did a lot of work to install all the original timers. The islands now have the water off except for #3 and the 8 Mile center island.

**Backflow Testing:** Denny has been working with Quint Plumbing to straighten out our invoices. They agreed we will pay \$540 for the 2018 testing (\$60 for each of 9 islands) and another \$540 for the 2020 testing.

## **Islands**

**#2 New Plants:** Homeowner Kevin Sutton talked with Walt to make improvements. Kevin and his family removed the unattractive shrubbery and Walt brought him daylilies from the 8 Mile island and hostas from Diane's yard.

**#4 Tree:** Dearborn Tree removed a linden tree for \$775, and Steinkoph Nursery planted a new linden tree for \$595. Unfortunately, it was attacked by Japanese beetles. Walt sprayed it for 3 weeks and Steinkoph can do a ground insecticide in the spring. The tree has a 1-year warranty.

**#7 New Plants Needed:** Some shrubs are dead. Walt said Metro Grounds can remove them in the spring and have him divide more daylilies from the 8 Mile island to plant there.

**8 Mile:** In August, we negotiated to pay Saxton's Landscaping \$983.98 for spring clean-up, disposal, 14 Lantana plants and 12 6-packs of wave petunias. We ended our relationship with Saxton's due to several problems. Walt will call Metro Grounds to ask for a quote on fall clean-up. Also, Metro has been spraying for weeds every couple of weeks for \$40.

**Gill Road Entrance:** Metro Grounds planted 3 hydrangeas on the south side recently and we have asked them to plant 2 more.

**Welcome Committee:** Bob visited 2 new families: Christopher Pethke and Marta Bauer at 20116 Gary, and Stan and Gloria Solecki at 20536 Ellen (although their house is now for sale by owner). Denny reported new owners at 20123 Wayne: Gerry and Fran Franchi. There is a home at 35072 Morlock that has a sale pending.

**Garage Sale:** We did not hold our usual annual neighborhood sale. Denny has the \$200 accumulated surplus, which is kept separate from our financials.

## **Complaints:**

- A home on Wayne has a lawn that is all burnt out.
- A home on Pembroke has had a commercial truck parked out front for a long time. They have been making improvements, especially to the pool. We may have to send them a registered letter notifying them that they are in violation of the deed restrictions.
- A family on Gary Lane wrote us an email explaining that a neighbor across the street screamed at them while they were collecting their mail. She yelled that they were in violation of our deed restrictions. The homeowner reviewed our rules and verified that they are not in violation. Bob said that the yelling homeowner recently lost her husband, and that he will speak with the offended family.

**Holiday Decorations:** For the fall, Diane will contact Marsha about planting mums. Bob has some scarecrow decorations and will buy more if needed. For winter, Denny would like to put LED lights in the deer decorations.

**Next Meeting:** We agreed that we will not schedule a next meeting due to Covid19. We will continue to correspond via email to conduct neighborhood business.