

**Minutes of the Deer Creek Homeowners Association of Livonia**

**Board of Directors**

**Held at Diane Tsaprazis's house**

**August 11, 2021**

**Approved September 8, 2021**

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

**Minutes:** The minutes of our last meeting on 9-15-2020 were approved with no changes. We have not met since that time due to Covid. We have exchanged many emails and some phone calls to conduct our usual business.

**Treasurer's Reports:** Terry distributed Income Statements for 2020 and 2021 to date along with check register spreadsheets for both time periods.

2020: With a \$6,044 opening balance, we ended the year with dues from 159 residents totaling \$15,875 plus donations of \$495, resulting in total revenue of \$22,414. Our operating expenses were \$15,190. The only overages were DTE's electricity being a slight \$37 over budget and Water of \$2,222 being \$422 over budget due to the dry summer and higher rates. We also spent \$1,080 on annual State required backflow testing, but that figure was anticipated in our budget because we owed for 2020 as well as 2018 due to not being billed. Our only 2 projects for the year were \$410 spent on plants at Gill Road by Metro Grounds and \$1,370 spent to remove and replace dead Linden tree on Island 4 (Dearborn Tree removed it and Steinkoph Nursery replaced it). We were not able to arrange the other projects we planned because of Covid. Thus, we ended the year with a balance of \$5,444. The Board approved the report.

2021 Budget: Thank you to Terry for preparing the budget via Zoom with input from other Board members! They conservatively estimated collecting \$100 dues payments from 160 homes. We never budget for donations or grants. Operating expenses are budgeted at \$15,950 of which \$650 is for electricity at the entrances, \$2,300 for water, and \$9,500 for entrance and interior island maintenance. Denny said that Davey Tree is doing our tree spraying on time. Total Projects are budgeted at \$5,200 for improvements and a new reserve for deed restriction enforcement, which has become more of a problem as explained below. If all of the funds are used as budgeted, we would have an ending balance of \$294. The Board approved the budget.

2021 Actuals to Date: We have collected \$14,875 in dues so far from 151 homes, along with \$500 in donations and \$500 from a grant from the City. Thank you to Denny for applying for the grant! Denny recommends that we use the grant for irrigation and electrical repairs. Thus, we have \$21,319 in available funds. We have spent \$317 of our \$650 budget for electricity. Entrance and interior maintenance cost \$2,550 to our new contractor Cross Winds Landscaping, after Steve Griffith from Metro Grounds retired. Other operating expenses have similarly been as expected. We have not yet begun our projects, so our ending balance to date is \$17,507. We accepted the report.

**Welcome Committee:** Bob also distributed a list of 23 new homeowners since July 28, 2019. Thank you, Bob! We discussed a couple of other homes currently for sale.

**Landscaping:** Walt met with Rob Kania of Cross Winds yesterday. Walt gave us all a copy of our 2021 service contract. Walt is trying to work with Rob to finish some items. We noted that mowing is done as needed rather than on a regular schedule and Rob may be short on workers. He asked him for a quote to plant 5 Bobo hydrangeas on the north side entrance of Gill Road. We also discussed that 5 shrubs on Island 7 need to be replaced. Marsha said the garden beds around the 8 Mile signs have a lot of weeds and need improvement. She recommends new shrubs and rocks instead of the mulch there now. We authorized Walt to ask Rob for a quote; we have funds available in the budget under the island maintenance category. There are trees on Islands 1 and 2 that are not looking very good, and Walt said there is problem one on his island too. Walt will look at all the island trees and give us an update.

**Seasonal Flowers:** Thank you to Marsha for planning the planting of annual flowers!

Spring Flowers: On April 10<sup>th</sup>, Marsha, Ginny, and Diane planted 6 flats of six 6" yellow pansies (36 plants) at \$3.48 each (\$1 more than last year) plus a bag of dirt for a total cost of \$141.78. We put 29 pots at the north end and 7 at the south end of the 8 Mile island.

Summer Flowers: On July 21<sup>st</sup>, Marsha and Diane pulled out the pansies and planted 6 flats containing 12 plants each plus 1 more set of 4 for a total of 76 red petunias.

Thank you also to Bob and Marsha who cleaned up the Gill and Bretton sign areas recently. We will do mums at 8 Mile in early fall.

**Shed Problems:** We discussed 4 sheds in the neighborhood and 3 others with large storage bins that are almost sheds. Section 11 of our deed restrictions state that "Storage buildings may be maintained to house building materials and supplies during the period of construction of permitted dwellings, which storage buildings shall be removed upon completion of the dwelling units" which means that sheds are not allowed. A large shed on Pembroke was removed because City Ordinance Enforcement took it on. The City requires a building permit for sheds over 40 square feet in size, which the City will not grant in our neighborhood. Our recourse is to use the courts as detailed in Section 18 of our Deed Restrictions. Denny has consulted with an attorney in Deer Creek. Terry recommended that we first send a letter to the homeowners. Denny has already sent letters to a couple homes. and spoke to another. We expect to return to this subject at future meetings.

**Shabby Landscaping:** We discussed a few homes that look pretty bad. One homeowner is awaiting a contractor to install artificial turf to replace his lawn which is presently full of weeds. Marsha noted that City Ordinance 8.40.020-080 details weed control. Marsha will make a list of homes with weed violations so we can send letters.

**Commercial Vehicle Violations:** We discussed two problems, both on Pembroke. Denny will speak with one of the homeowners. The City is watching for the other one.

**Advertisers:** Diane asked for suggestions for our telephone directory. She will pass along three possibilities to our publisher.

**Annual Meeting:** We discussed that it isn't practical for us to hold a meeting this year due to Covid restrictions. The Library is still holding the \$50 deposit we gave them in 2020. We hope to get back to our regular annual meeting in 2022.

**Next Meeting:** September 8<sup>th</sup>, 7 pm at Diane's house.

**Attachments to Secretary's Minutes:** Meeting Agenda, List of new Residents, Crosswinds Landscaping Contract, List of Shed Problems. It should be noted that these items are not included in the posted minutes because they contain names and addresses of specific homeowners and/or detailed pricing and we do not want to make these details public.