

Minutes of the Deer Creek Homeowners Association of Livonia
Board of Directors
Held at Diane Tsaprazis's house
March 3, 2022

Approved 5-4-2022

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

Minutes: The minutes of November 3, 2021 were approved with one change and the addition of the 8 Mile entrance Electrical Diagram as suggested by Bob.

Treasurer's Report: Terry distributed a spreadsheet of the 2021 checkbook and an income statement showing the 2021 budget, actual and variance figures, along with a draft of the 2022 budget.

2021 Actual: We received funds from 174 households, with \$17,050 in dues and \$225 from donations in lieu of dues. One homeowner already paid 2022 dues. Denny reported that of the 53 reminder dues letters he sent last fall, 20 homes responded with dues payments – thank you, Denny! We also received \$450 in donations in excess of dues, and \$500 from the City's Beautification grant, resulting in total income of \$18,325 which compares very favorably to our budget of \$16,000 in revenue. Combined with our beginning balance of \$5,444.06, we had \$23,769 available. Our operating expenses totaled \$13,800 vs our budget of 15,950. This figure includes \$2,050 spent on Island #2 to remove a tree and to trim the shrubs on all the islands. The only line item overbudget was the amount spent on seasonal decorations and flowers of \$746.28 vs the \$500 budgeted because flower prices increased considerably. Our Project expenses were \$2,740.29, of which \$2,707.35 was for our electrician, Terence O'Callaghan, to pull new wires through the existing underground conduit under Ellen Dr. to the east side sign, install a new electrical box on the island, and replace all the GFIs. As the extent of the electrical work was not planned at the beginning of the year, we approved using the funds we set aside in a \$3,000 line item for Contingency for deed restriction enforcement. Thus, our year end checkbook balance was \$7,444.20 which is a lot more than our budgeted amount of \$509.49. We accepted the report with much thanks to Terry.

2022 Budget: Terry prepared a draft which we modified a bit during the meeting.

Revenue: We expect \$17,000 in dues from 170 households; we never budget for donations or grants.

Operating Expenses: We kept our DTE electrical budget the same at \$650. We will budget \$2,000 for water; we spent only \$1,563.99 last year but we had a lot of rain, and we expect rates to go up again. For Entrance & Interior Island Maintenance, we project spending \$8,600; see the detail below. We will plan for \$1,500 in irrigation & repairs, which is mostly turning our 9 meters on, the required backflow testing, and winterization. For Tree Spraying, we will budget \$1,500 to spray & fertilize the 2 trees at the Gill Rd. entrance and the spraying Mountain Top does on certain island trees every other year. We will estimate seasonal decorations & flowers at \$1,000; Marsha said we need a new wreath. The same amounts as

last year are forecast for Printing, postage and meeting fees; the Welcome Committee; and Lighting repairs.

Project Expenses: At Gill Road we will budget \$1,000 for 5 dwarf Bobo hydrangeas, brown wood mulch everywhere except we will use brown rubber mulch on the south side behind the sign. At 8 Mile, we will budget \$750 to replace 4 dead shrubs on each side. Those areas get a lot of water, and Marsha suggested low, hardy groundcover plants. For our website we are forecasting \$600 because we need to pay \$377 this year (it's for 3 years of coverage) and our software needs to be upgraded as it is not working properly. We will budget \$500 for Island 7 where a homeowner wants to remove a crooked blue spruce tree and replace it. We will also set aside \$3,000 in Contingency funds if we decide to enforce our deed restrictions regarding sheds. Therefore, we expect our ending checkbook balance to be \$2,374. We accepted the budget.

Landscaping Plans: Walt distributed the 2022 quote from Crosswinds Landscaping. He explained that the quote is \$1,800 more than last year because they will do more work. In the past, they were spraying weeds and then later cutting them with a weed wacker. Now they will spray them and manually remove the weeds on the islands. They will also trim the shrubs at Gill Road 2 more times, bringing the total to 5 times a year. They will also double the total amount of mulch from 15 yards to 30 yards which should have our islands looking very good. Denny recommended that they put only a small amount on the 8 Mile Island because that area is just getting higher and the mulch buries our electrical wiring. Marsha hand cut the perennials on the island and 2 sign areas last year. She said the hydrangeas should be cut only in the spring in order to re-bloom. Marsha and Diane offered to take care of the hydrangeas. Crosswinds also gave an estimate of \$400 for Island 7 to add 6 small perennial shrubs and 6 daylilies and 6 Hosta plants. We agreed that Walt should sign the contract.

Fall Mums: The homeowner mentioned in our 11-3-21 minutes decided against removing our plants. We removed them during our fall cleanup.

Social Gathering: The Board and guests met on Sunday, December 19, 2021 at Mama Mia's Restaurant at our own expense to celebrate the season.

Annual Letter: Diane distributed a draft of our letter to mail out with the telephone directories that arrived yesterday from the publisher. Diane explained that the postage cost increased significantly from \$.95 each to \$1.56. Board members will try to defray the cost a bit by personally giving the package to their nearby neighbors.

Next Meeting: Wednesday, May 4, 2022 at 7pm at Diane's house

Attachments: 2022 Landscape Quote from Crosswinds Landscaping