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

**Held at Diane Tsaprazis’s house**

**July 28, 2022**

**Approved September 7, 2022**

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

**Minutes:** The minutes from May 4, 2022 were approved with no changes.

**Treasurer’s Report:** Terry will send us a clean copy of the 2021 final reports. Terry distributed a current income statement and the 2022 check register. Comments were as follows:

Revenue: We collected dues and donations from 145 households totaling $14,700. Mike Thiry, who receives the dues payments, has 2 more yet to be deposited. Fortunately, we also received a $500 Beautification Grant from the City of Livonia to reestablish our landscaping after the Ellen Road repaving. Denny will also send a dues reminder letter, hopefully through the email addresses we have on file. When added to our beginning balance of $7,444.20, we have total income of $22,644.20.

Operating Expenses: To date, we have paid DTE $370.55 for electricity. Terry will investigate the addresses on the bills. We paid $198 to Rainy Dave’s for Irrigation repairs. The backflow testing has not yet been done; Denny sent the company an email which he will now follow up with a phone call. Tree spraying of select trees cost $948 which mostly is for trees we spray every other year. Printing and postage costs of $377.52 were for the annual mailing sent out March 5th. Spring and summer flowers were $481.49. Thus, operating expenses totaled $2,375.56.

Project Expenses: So far, we have only spent $392.14, of which $377.19 was for 3-years of website hosting and $14.95 for VPN coverage. We budgeted total project costs at $5,850 for the year.

Our ending balance is $19,876.50. We accepted the report.

**Electrical Repairs:** Bob’s neighbor notified us that the lights at Gill Road were staying on during the day. Denny called our electrician, Terry O’Callaghan, who then replaced a fuse, 2 photocells and a GFI. We discussed that we should all be aware that the meter is located in an easement in the backyard of the 2nd house off Gill Road on the north side of Bretton. Denny spoke with those homeowners, who are the original buyers. They said sometimes a DTE meter reader will knock on their door to ask for the location of the meter, therefore, it must not be a remotely read meter. We do not know who paid for the original electricity set up. Denny recalled that the stone signs were placed sometime after the initial buyers moved in. There are 2 circuits at Gill Road.

**Landscaping:** Walt met with Rob Kania of Crosswinds Landscaping, LLC on 7-26-22 to discuss the work yet to be done this year.

Island 7 : We want to add 6 spirea shrubs, 6 day lilies, & 6 hostas for $400. Separately, we have $500 in our project expenses to replace a tree, probably by a different contractor.

Gill Road: Needs 5 dwarf Bobo 3 gallon size hydrangeas for $350. Rob will price out red rock with weed barrier on the Gill entrance behind the north sign.

8 Mile: Rob will also get us a price on red rock and weed barrier in front of both signs. After Walt receives the pricing, he will email the Board to obtain approval. We discussed that there are a lot of asparagus-looking weeds on the east side of 8 Mile; Rob thinks that side is getting too much water, which weeds like. Marsha thinks too much water caused the shrubs to fail. Denny said there are overlapping areas of watering coverage between the homeowner’s sprinklers and the association ones. Denny will shut off our water on the east side.

**Summer Flowers:** On June 24th, Denny, Bob, Marsha and Diane planted 6 flats of 6” light yellow wave petunias at the north end of the 8 Mile island. The pansies on the south side of the island still look pretty good. Marsha has been fertilizing the new lantana.

**Ellen Road Construction:** Denny and Marsha attended the June 8th City meeting along with a few homeowners. As of mid-July, we were told by Todd Zelinski, City Engineer, that the repaving from Morlock to 8 Mile will be done in late September. Our electrician wants us to examine our electrical conduit under the road for cracks or breaks; Denny will observe the paving removal to find out if this would be feasible.

**City Grant:** We received a $500 grant to reestablish our landscaping after the road work on Ellen Road. Thank you very much to Denny for applying for the grant!

**Raised Garden Beds:** Bob observed that the posts were cut down by these very cooperative homeowners, which eliminates an adjacent homeowner’s complaint.

**Homes for Sale:** We discussed recent high sales prices in and nearby Deer Creek. Bob updated us on his Welcome Committee home visits.

**Shabby Landscaping:** We discussed several homes with high weeds in violation of the City’s rules and our Deed Restrictions. Board members have been contacted by several homeowners voicing complaints. The home without a lawn for the past three years has a contractor coming out next week to install artificial turf. We will send letters to the homes that need weeding and repairs.

**Bicentennial Entrance:** The burning bushes need to be trimmed.

**Garage Sale:** Denny said he and two neighbors to his north will hold a 3-home sale.

**Next Meeting:** Wednesday, September 7th at 7 pm at Diane’s house.

**Attachments to Minutes:** Walt’s landscape summary from his meeting with Crosswinds Landscaping, LLC.