

York Place

Board Meeting

January 12, 2023 – 8:00 pm
Zoom Call or Anne Dowling's Home

AGENDA and Meeting Minutes

1. Snow Plowing Issue between Boswell and Mr. Brown

- i. Brown response - discussion
- ii. Boswell – Erica to confirm Boswell's contract for snow plowing (and summer lawn services).
 - a. Add into dues notice or newsletter... a reminder for homeowners not to reach out to the YP Board CONTRACTORS... Board is the point of contact. Use the form on our website. (24 hour rule reminder on website).
 - b. Verify with Mike and Scott lawn contract for 2023 – Need hardcopy. - Erica
 - c. Discussion about plowing – Board agrees to ask and pay our real estate attorney to review by-laws regarding authority to disburse funds to clear neighborhood of snow. – Mike Berry
 - d. Snowplow Proposal from A&H - If Boswell stops plowing, we will arrange A&H in the meantime... but push A&H to 3 inches

2. 2023 Dues Mailing –

- i. Preparing February, target March 1st mailing through the USPS, due on April 1st. – George and Erica
- ii. Review Auto Payment – Round the \$11.67 to \$12. Try to lock in the price.
- iii. Discuss Including a Vote on Snow Plowing – On hold until hearing back from the attorney.

3. Treasurer's Update

- Added Ann as Co-signer to bank account 01/05/23
- Closed second first merchant bank account. All funds are now consolidated into one primary account. 01/05/23 Balance: \$28,732.73
- Information at meeting for a CD for consideration. 01/05/23
 - Review and discuss next meeting
- Ordered checks (Duplicates) 01/09/23 - \$9.95
- Setup auto renewal for PO Box 01/10/23 - Renews in October; locked in this years rate of \$166
 - PO Box transferred to new treasurer
- DTE bills paid for January Bills 01/04/23 - \$167.74
- Upcoming Dues mailing
 - Dues will be mailed end of February (targeting March 1 delivery)
 - Expense of 106 envelopes; 106 stamps; 212 sheets of paper; ink; 212 labels (if not printed envelopes)
 - Dues will be \$300; late fee of \$25 if payment received after April 1

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- PAYPAL fees
 - Currently charge \$10
 - What to charge due to PayPal increasing fees? (\$??)
 - Lock in rate to pay online - so that it cannot be modified
- Will include newsletter
- Insurance shop around – [Mike B. expects it to be back week. Currently it is with Auto Owners.](#)
 - Ensure we are getting the best rates for what we need.
- Obtaining accountant for treasurer book review.
 - Was not budgeted; need to vote on to add. [Erica to check with Mike. Ann to check with Bernie.](#)
 - Can pursue and then vote once I have cost.
 - Unsure of total cost at this time
- 2022 Dues Update:
 - Homeowner Paid outstanding PayPal fees from 2022 & 2021 - \$20 cash - Deposited 01/09/23
 - Two homes still outstanding.
 - Lot 46 - 8980 Albany Ct; \$325
 - Lot 86 - 8690 Sydney Dr; \$2725 ([not including attorney fees](#))
 - [Final Notices of the above 2 homeowners were sent certified mail.](#)
 - Printout of Dues tracking available at meeting for review
 - Both homes were served with “ Final Notices”; mail date January 5th
 - Lien information and pursuit for homes currently outstanding as of January 10th 2023.
 - Obtained original lien notice for Bob's home 8690 Sydney Dr.
 - Issued 2012
 - Michigan law states 5/6 years for all types of involuntarily liens to expire.
 - Last correspondence thru the lawyer was in 2014.
 - Lawyers information:
 - Roberts & Freatman

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▪ 125 N Huron Street, Ypsilanti, MI 48198

▪ Have receipts for previous actions available.

- Plowing Expense - Budgeted item - Review
 - Per review of our by-laws; an amendment is not needed to hire a contractor for maintenance.
 - Need to discuss further
 - Per our by-laws; they are written in a way so that we can conduct our business. They are not written in such specifics that we add amendment every time we spend money.
 - The by-laws state we have a duty to hire contractors for maintenance.

4. Homeowner Violations –

- i. Boat in Driveway – Kyle Whipple 8999 Sydney Drive – [Mike W. to notify.](#)
- ii. Garbage Bins in Driveway – Erik Hanson 8735 Sydney Drive - [Mike W. to notify.](#)
- iii. 8791 Melbourne - plastic play structure disposed of in woods; needs removed – [Mike W. to notify](#)
- iv. Lawson and the Pop Up Trailer – [Mike W. to notify](#)

5. Monument Lights

- i. Mike B. to replace parts and submit invoice. [Mike B. is making progress... almost there. He will submit the receipts. Thank you!!!](#)

6. Liability Insurance Policy

- i. Need to shop around and ensure we have the right coverage – Mike B.

7. Newsletter (1-pager) for dues mailing – [Erica Ann and George](#)

- i. Common Violation Reminders
- ii. Garage sale leader
- iii. need for volunteers for social committee
- iv. any other reminders?
- v. mulching announcement (let them know it's coming)

8. Spring / Summer Mulching – Consider volunteers for fundraising

- i. [Boy Scout Troop 457– Proposal is \\$500 donation](#)
- ii. [Back up plan is to use H.S. Teams](#)
- iii. [Erica to pull quantity of mulch in the past](#)
- iv. [Next month discuss mulch bid list and who will lead this.](#)

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9. New Business – All

- i. Mike will delete recording of this board meeting
- ii. Spring / Summer Mulching – Bid List
- iii. Standing Walk Throughs of Homeowner Violations
- iv. Next board meeting Thursday, February 16th – 8 pm