

York Place

Board Meeting

April 27, 2023 – 8:00 pm

Dowling's home or Zoom Call

AGENDA

1. **“Beginning today, treat everyone you meet as if they were going to be dead by midnight. Extend to them all the care, kindness and understanding you can muster, and do with no thought of any reward. Your life will never be the same again.” --Og Mandino**

2. Treasurer's Update

> Dues

a. Outstanding as of 4/24/23 – 1st Notice Letters Mailed 4/17/23 (8 Homeowners)

i. 8980 Albany Ct **Board could file county lien and in include fees. Target August (after they receive 3 notices). Revisit at next board meeting.**

_____ ii. ~~530 Darwin Ct~~

_____ iii. ~~8932 Sydney Dr~~

iv. 8690 Sydney Dr – LIEN: \$7557.15 (MB) **plus the filing lien costs.**

1. Did we receive copies (CC) of the letter(s) sent to address that was with lien?

b. Service Charge, Returned Check, \$5: Homeowner paid Cash w/ SC

c. Second Notice Letters to be mailed: TBD

d. 8750 Melbourne Dr – Paid twice – Refund to be sent

> Bills

a. Boswell – Plowing for March: \$1050.00

b. CNA Surety – Dishonesty Policy: \$257.00

c. DTE: \$123.47

d. Expenses - Stamps: \$12.60 Envelopes: \$10.36

e. MULCH (MW) – 68 yds to be delivered on Wednesday, May 17th from KBK – 9 Cul de sacs and 2 front entrances. KBK needs payment first of \$3249 **Email to sub about mulch delivery and volunteers to spread. George H.**

Darwin Court front phase 2 entrance...to be cleaned by volunteers.

York Place

Board Meeting

April 27, 2023 – 8:00 pm

Dowling's home or Zoom Call

f. Lawyer (MB)

i. Ellis - **TO BE PAID: \$500.00** - Status? [Ann to reach out to Ellis.](#)

[Ellis Freatman](#)

[Roberts & Freatman](#)

[125 N Huron St, Ypsilanti, MI 48197](#)

[\(734\) 483-4166](#)

ii. Garris, Garris, Garris, & Garris, P.C.- **TO BE PAID: \$330.00** - Are they mailing the bill as well?

[Lawyer sent Lien to homeowner.](#)

- Current bill makes no mention to how payment should be sent.

➤ **BUDGET - Future**

a. Current budget vs. Projected

b. For review/questions only; Discuss at next meeting

[Sub Committee: Ann, Erica, Mike W to for a Strategy and communication plan needed to go to \\$500 dues by 2026. Maybe we go \\$100 and then \\$50 and \\$50 to get to \\$500 by 2026.](#)

3. Curb Repair – 1 or 2 Spots to address – George [In process](#)

4. CPM (new Boswell) Contract - [Going with CPM for 2023. Bids to be reviewed in January of 2024 for next year.](#)

5. Eric (Your Place Lawn Services) contract and Liability Insurance

6. Light maintenance – Status of entrance light fix either by MB or electrician friend. Should we contact JD Electric for inspection and repairs? – Mike B to investigate [Thanks Mike B!!!!](#)

7. Spring Violations - Albany Court Trailer – Letter about trailer to be parked up by the garage... otherwise it becomes a violation and ensuing fines. – Mike B. , Garbage Cans, Garden Beds [Ann and Mike W. to form a rap sheet for phase 1. Erica, George, and Mike B. to form a rap sheet for phase II for next meeting.](#)

8. Garden Beds – Add to modification form. [Leverage the aesthetics in by-laws if necessary.](#)

9. Solar Panels - Add to modification form. [Leverage the aesthetics in by-laws if necessary.](#)

10. New Business – All

i. Social Committee volunteer TBD.

ii. [Target next Board Meeting Thursday, June 1 – 8:00 pm Zoom](#)