

## **YORK PLACE HOMEOWNER'S ASSOCIATION ANNUAL MEETING**

### **ANNUAL MEETING MINUTES – NOVEMBER 8, 2025**

**IN ATTENDANCE:** Michael Berry, President; Ann Dowling, Treasurer; Valarie Arington, Secretary; Michael Miller, Director; Doug Shultz, Director

Sheila Austin, Wedgewood

#### **CALL TO ORDER:**

President Berry called the meeting to order at 10:00 AM.

#### **APPROVAL OF THE AGENDA**

President Michael made a motion to approve the Agenda. Seconded and approved without dissent.

#### **APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2025 BOARD MEETING**

President Michael made a motion to approve the minutes from the August 27, 2025 meeting. Seconded and approved without dissent.

#### **OPENING COMMENTS BY PRESIDENT MICHAEL**

President Michael stated that the Board got more done in the 4 years that he has been President than ever before. He reported significant improvements in the neighborhood, including the completion of the Willis Road frontage project and the implementation of a new, more efficient landscaping schedule. The association's financial situation has improved, with more funds available for future projects. The board also discussed ongoing drainage ditch improvements, which are being handled in partnership with the county. President Michael thanked the board members for their efforts in achieving these improvements.

#### **Landscaping and Entrance Lighting Updates**

Doug Schultz and Mike Miller discussed landscaping work done by Aziz's company, which was praised for their quality and reasonable pricing. They addressed a branch pile on Willis Road that needs to be chipped due to safety concerns and proximity to burned-out cattails. Michael mentioned getting approval to clear more trees near the Melbourne entrance and plans to tackle the pile in the spring with proper approvals. The group also discussed a light project for the entrances, with Doug noting that the contract with DTE expired on November

7th. President Michael agreed to negotiate for an extension and consult with homeowners about the lighting plan.

### **2026 Budget and Financial Review**

Ann Dowling presented the financial status as of October 31st, 2025, with total assets of \$62,261.09 across checking, savings, and money market accounts. Ann reported that all bills and obligations were paid up to date, with only one homeowner having outstanding dues and three having late fees. The board discussed the 2026 Pro Forma Operating Budget, which includes a 10% increase in dues and continued funding for road maintenance, with plans to seek additional township funding through Infrastructure Act excess funds and potential matching grants.

### **2026 Budget and Board Updates**

The board approved the 2026 pro forma budget, which includes a 10% increase in annual dues from \$440 to \$484. They discussed various budget items such as management fees, landscaping, and reserves.

### **BOARD ELECTION**

The board also elected new members Steve Barney and Bernie Backley to fill two of the three vacant seats. Valarie Arington, Doug Schultz and Michael Miller did not run for re-election. The Board will speak further with Jennifer Mulligan who was unable to attend the meeting, but also indicated she would like to fill one of the empty seats.

### **CO-OWNER COMMENTS**

Several homeowners raised questions about retention pond maintenance, road maintenance, and a large wasp nest in the common area. President Michael committed to addressing these issues and mentioned plans to improve the email distribution system for homeowner communications.

The meeting was adjourned at 10:34 am.