York Place Homeowners Association
Annual Meeting October 29, 2026 Minutes

1) Call to Order/Roll Call
   a) Meeting was called to order by President Ann Dowling at 7:08 pm.
2) Proof of Meeting Notice
   a) Proof of meeting was delivered to the secretary, by Sheila Austin.
3) Review and Approval of Previous Meeting Minutes
   a) Steve Barney, board secretary, reviewed the minutes of the board meeting on October 22, 2026. Minutes were approved.
4) Officer Reports
   a) President – Ann reviewed the walk through she had with a representative Mike Fry from the Washtenaw Drain Commission for areas of the subdivision. All the ponds and other areas were reviewed. Ann reported that many of the areas the board had determined needed to be cleaned up and had been receiving bids from landscape companies to do so, are the responsibility of the Drain Commission. The drain commission has a limited budget, about $10,400, to work with each year, so will be doing the cleanup around the ponds, one at a time. The board will probably have them start with the fenced pond area off Sydney first as that is the one in the worst shape.
   b) Vice President – Bernie Bachli reported on the repairs done to the fence around the pond behind Sydney. Also, he would give information on roads under the new business agenda item later in the meeting.
   c) Secretary – Steve Barney reported on the bids received from landscape companies for cleanup of the ponds in the subdivision. Miguel's was the best price and definition of work to be completed. However, as reported by Ann, the drain commission will now be responsible for much of the work to be completed, so we are holding off on contracting anyone to do work around the ponds at this time.
   d) Treasurer – Jennifer Mulligan gave a brief report as to the financial status of the association. Profit and Loss Budget vs. Actual and the Balance Sheet for the association were available at the meeting for review. If people want additional financial information, request it from the Management Company during business hours. It is not posted on the website.
5) Reports of Committees
   a) Committee reports for the landscape committee, and committee work around ponds, roads and Cul d Sacs were only briefly discussed as much had already been presented through the minutes review and reports of the officers.
6) Appointment of Election Inspectors
   a) Jennifer and Sheila acted in the capacity of election inspectors.
7) Election of Directors
   a) Ann Dowling and Heather Walline were elected to the Board. Each had 22 votes. Mike Berry also received 1 vote.
8) New Business
   a) Bernie gave an extensive review of his discussions with the road commission regarding the status of the roads throughout the subdivision and repairs needed. He reported that there are 4.2 miles of roads in total for the subdivision. The road commission thinks that we will probably need to completely redo the roads in a few years. Bernie then reviewed the four types to repairs the road commission does with their estimated costs.
      1) Crack Seal – this is where the road cracks are filled/sealed with rubber. This is what was done last time. Cost estimated at $42,000

2) Chip and Seal Coat – this is where the roads have tar and crushed stone applied to the surface. Cost is estimated between $97,000 - $155,000.
3) Mill and Surface – this is where the road surfaces are scarified and then a new asphalt layer is applied. Cost estimate is $840,000.
4) Pulverize and Resurface – this is where the road is ground off and then mixed with new asphalt and applied. Essentially an entire new road. Cost is estimated at $1,700,000.

The fourth method is what the road commission said should be done given the condition and age of our current roads. Bernie then gave a brief presentation about how the cost of this would be handled. That is, the setup of a Special Assessment District. This is done in conjunction with the Washtenaw County Road Commission (WCRC) and York Township. Under this arrangement each property in the subdivision would be assessed approximately $1,900 annually for 10 years to pay the cost of the new road. There was not a specific discussion about how the Special Assessment District works.

An open discussion was held regarding the roads. Previous board members related that the road commission could come to a meeting of the association to explain the Special Assessment District and how that would work. That redoing the roads will help with property values.

Bernie concluded saying that the next steps would be to:

1) Investigate and initiate the process with WCRC and York Township to create a Special Assessment District. This process takes roughly 2 years to do. It is better for us to start the process as WCRC has many roads to do with the main roads receiving priority, so it will take a while before our roads could be done.
2) In the meantime, the board will look to use our road reserve fund to crack seal the roads to slow down further breakdown as a stop gap measure.

Membership Q & A – Members may ask questions or state opinions **one time for no more than 3 minutes.** (If questions cannot be answered at meeting, a written response will be emailed within 72 business hours.)

- Question was asked as to how we monitor people with upkeep of yards or other violations. Answered that issues should be sent to the board or the Management Company and they send a notice to the resident.
- Question was asked as to how close a mailbox should be to the road. It was stated that if they are too close, the postal service will not deliver the mail.
- Asked for an update regarding communication – posting things to the website. It was answered that George Hornberger has been assisting to update the site and post items. About other communication items:
    - For financial information, contact the management company during business hours.
    - No personal information is posted on the site as to its open to the public and that could potentially invite unwanted contact/solicitation from the outside.
    - We do send out emails as well, but we needed updated email addresses. That's why people attending the meeting today were asked to give (or update if necessary) their email address. Also, in the past we had a system that would only allow one email address per household, that needs to be changed.
    - We can look at a way of getting information out to the residents on a regular basis (after board meetings) via emails or the website.

- Question was asked if signs/political signs allowed in the neighborhood? It was answered that they are not. Ann has stopped by to tell residents with signs in their yard that they are not allowed.
- Question was asked as to why we hire a company to plow the roads. Answered that when we have a large snow (4" or greater) we contract with an outside company to plow as we are low on the priority list of plowing for the county road commission. Last year was pretty good and we did not use the fund, however, we do have residents that are first responders or with other occupations that need to get out of the sub for work. So, if a large snow happens, and it could be a day or more for the county to come through, we want to have the roads plowed and will contact the plowing service.
- Question about dues. Answered that the board already decided that there would not be a dues increase for 2027. Also, when we send out the dues statement for the residents for 2027, we will include the budget for 2027. The reason we don't have the budget now is that typically contractors won't submit their bids for work to be performed (e.g. mowing, landscaping, snow removal) until the latter part of November on early December. We need that info to more accurately develop the budget. It was commented from the floor that our association dues are actually low compared to other subdivisions in the area.
- Question was asked about holiday lights at the entrances. Answered that we didn't have them this past year as they weren't working (the lights themselves). We are planning to have new lights for this year. Geoge Hornberger volunteered to assist with the lights this year.

Motion to adjourn Full Meeting – Meeting was adjourned at 8:16 pm