

Cranberry Estates 2023 Annual Meeting Agenda

April 27, 2023

Call to order: 7:00 PM

Zoom meeting

Website: <https://zoom.us/join>

Meeting ID: 886 5893 5162

Passcode: 179412

Dial in: (309) 205-3325 or (312) 626-6799 or (646) 931-3860

If one number doesn't work, try the next

Attendees (Sharon to capture)

Announce people with proxies

Quorum for meeting, 148 minus homes with dues in arrears x 35%

Opening topics, Andrew

- Welcome
- Introductions
 - Andrew Kunkel, President (voting rights)
 - Vice President is vacant (voting rights)
 - Kari Brown, Treasurer (voting rights)
 - Stephanie Bart, Secretary (voting rights)
 - Sharon Barksdale, Trustee (voting rights)
 - Thaffar Dabesh, At Large
 - Mark Fox, At Large
- Thank you
 - Board Members
 - Emilie Mecklenborg, Facebook host
 - Hillary Norfleet, Website updates
 - Joyce Spletzer, Welcome baskets
 - Cathey Studnicki, Real Estate watchdog (new homeowners)

2022 Year in Review

- Street signs, Andrew
- Gazebo deck, stairs and walkway upgrades at Cranberry Lake, Sharon/Thaffar
- Pumping station / generator, Sharon
- Phragmites, Andrew

Board Members and Vacant Positions

- **President (OPEN, Andrew)** Duties include: coordinate meetings, track unresolved issues, manage homeowner issues, manage contracts and facilitate any legal dealings, delegate work/projects, run monthly meeting
- **Vice President (OPEN)** Duties include: Architectural control
- **Treasurer** Kari Brown
- **Secretary** Stephanie Bart
- **Trustees** Sharon Barksdale

Cranberry Estates 2023 Annual Meeting Agenda

- **At Large Members** Thaffar and Mark. Duties include: contributions such as gathering quotes, meeting with contractors, special projects, alerting the board to any issues, etc.

President, Andrew

- Snow plow contract: Your Way contract was signed for two seasons. 16 companies solicited. Next closest company was double the price and had too many disclaimers.
- Summer maintenance contract sent to 18 companies for bidding. A contract was placed early April with Your Way.

Vice President, Andrew filling this role

- Resolved architectural control matters as requested by homeowners
- Reminder to get Board approval on any exterior changes to your property. Submit to the cranberrylakeestates@hotmail.com email account.

Treasurer, Kari

- Financial review
- Budgets

Trustee, Sharon

- Cul-de-sac revitalization (and the need for help watering trees)
- New trees will need TLC from nearby homeowners (water)

At Large Member, Thaffar Dabesh

- Dock repair
- Gazebo removal and dock replacement

At Large Member, Mark Fox

- Mailboxes, ongoing assessment.

Reminders, Andrew

- Speed limit is 25 mph
- Keep your trees trimmed at the street and sidewalk
- Clean your curbs and storm drains
- Maintain your property
- Mini bikes and other off-road vehicles should not be on public streets
- Road Commission Oakland County (RCOCweb.org) is a good resource for road and drainage issues

Open Forum

- Neighborhood garage sale June 1st weekend
- Curbs eroding. County told Cindy Carson that it's our responsibility. Need someone with knowledge to research. Joyce Sackleh commented on historical research and a process to follow. Mark Fox offered to help.

Cranberry Estates 2023 Annual Meeting Agenda

- Susie Rhadigan volunteered for At Large, As well as Joyce Spletzer. Invite to monthly. Kristen Fleming also on board
- Steve Apking brought up reducing the dues in years to come. Major projects should end after 2024.
- Joyce Sackleh brought up the big branches down in common areas. It's taken care of by Your Way. Follow up if necessary.
- Kevin (248) 227-5638 brought up dumping in the wetlands and homeowners that drag things into them
- Kari will send reminder letters to people that owe one year of dues. Anyone over that will have a lien placed on their property.

Adjourn at 8:24pm