

# 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
  - 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

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- **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.

## **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](mailto:cranberrylakeestates@hotmail.com) email account.

## **Treasurer, Kari**

- Financial review
- Budgets

## **Trustee, Sharon**

- Cul-de-sac revitalization
- 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
- Minibikes 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**

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## **Adjourn**