

Cranberry Estates 2024 Annual Meeting Agenda

April 25, 2024 7:00 PM Eastern Time

Call to order: 7:00 PM

Zoom meeting

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

Meeting ID: **816 1271 4466**

Passcode: **765620**

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

If one number doesn't work, try the next

Attendees (Board Member to capture)

Announce people with proxies

Quorum for meeting: (148 votes 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)
 - Mark Fox, Thaffar Dabesh, Suzy Rhadigan, Kristen Fleming, Joyce Spletzer, Amy DeCew, At Large Members
- Thank you
 - Board Members
 - Emilie Mecklenborg, Facebook host
 - Hillary Norfleet, Website updates
 - Joyce Spletzer, Welcome baskets
 - Cathey Studnicki, Real Estate watchdog (new homeowners)

2023 Year in Review

- Cul-de-sac project
- Buell Path
- Curbs and street replacement
- Future planning for 2024 - 2026

2024 – 2026 Projects

- Cranberry Lake dock removal and replacement
- Gazebo repairs/replacement

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Board Members and Vacant Positions

- **President (OPEN, Andrew)** Duties include: coordinate meetings, track unresolved issues, manage homeowner issues, manage contracts, facilitate any legal topics, delegate work/projects, run monthly meetings.
- **Vice President (OPEN)** Duties include: Architectural control review and approvals.
- **Treasurer** Kari Brown
- **Secretary** Stephanie Bart
- **Trustees** Sharon Barksdale
- **At Large Members** Duties include: contributions such as gathering quotes, meeting with contractors, special projects, alerting the board to any issues, etc.

President, Andrew

- Snow plow contract good through spring of 2024.
- Summer maintenance contract good through fall of 2024.

Vice President, Andrew filling this role

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

Treasurer, Kari

- Dues and liens
- Financial review
- Budgets

Reminders

- Sidewalk repairs needed. This is the responsibility of the homeowner.
- Speed limit is 25 mph and be mindful of your loud exhaust pipes
- Keep your trees trimmed at the street and sidewalk
- Clean your curbs and storm drains
- Maintain your property
- Road Commission Oakland County (RCOCweb.org) is a good resource for road and drainage issues

Open Forum

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Adjourn at x:xx pm