

# Cranberry Estates Subdivision Association Annual Meeting

January 25, 2011-Oak Valley Middle School

Attendees: Board members Elizabeth Goch, Barry Gilbert, Joyce Sackleh, Dale Domeier and Sharon Barksdale were present. A total of 39 homeowners either present or by proxy was represented. Some of the proxies were received after the meeting. This constituted about 26% of the homeowners. The President called the meeting to order at 7:07 PM.

President's Report: Elizabeth Goch

The Board members were introduced. All were welcomed to the meeting. The President confirmed that there was an insufficient number of homeowners, either present or by proxy to satisfy a quorum to approve the annual minutes from 2010 and to approve the election of the Board of Directors.

An announcement was made that Dale Domeier resigned as the Board's Trustee. Also, Jill Domeier volunteered to serve on the Board.

The president indicated that the Social Committee disbanded due to lack of participation. The use of volunteers reduces costs for the association. The president then made a call for volunteers to work on several committees. The outcome is as follows:

Committee	Volunteer Name
Social	Joyce Spletzer, Eric VanDommelen, Jill & Dale Domeier
Beautification	Steve & Sue Apking, Dale & Jill Domeier Joe Arbour
Holiday Lighting	Steve & Sue Apking

Vice President's Report: Barry Gilbert

2010 Accomplishments

-The weeding at the cul-de-sacs is now part of normal maintenance.

- Annual/perennial planting at front entrances is a work in progress
- Several boxwood shrubs were replaced at the front entrances.
- Six trees were replaced.
- The decks were power washed. Repairs were done to the Cranberry Lake deck structure.
- Re seeding of association ground was done.

#### Future Goals

- Re-stain decks in 2011.
- The fence at the Sandlewood entrance was repaired and will be replaced in 2012.
- Improve the lighting at the Sandlewood entrance in 2011.
- A 2010 project to paint and repair the street signs was carried over to 2011.
- Steps to be added to the structure at the Buell Lake gazebo.
- The new neighbor welcome packet and directory will be updated and distributed with the assistance of the block captains.

#### CCR Committee Report: Barry Gilbert

The result of the committee meetings is as follows:

- The word “declarant” was removed. It benefited the developer not the homeowner. It will be changed to “association”.
- Proposed changes will be reviewed by the Board and require a 2/3 majority of homeowners to change the CCR’s. An attorney will review the changes as well. The final version of the CCR changes will be posted on the association web site.
- A statement will be added about “curbing your dog”.
- A statement will be added about “maintaining your landscape”.
- The restriction requiring asphalt driveways will be removed.
- A statement will be added to bring the storage of commercial vehicles and trailers/RV’s parked within the association boundaries in line with the township guidelines.
- Information about mailbox conformity will be added to the CCR’s.
- Green technology will be included to match community guidelines.
- Swimming pool specifications will be defined.
- Basketball hoop specifications will be defined.
- Dog runs and invisible fence guidelines will be defined.

#### Treasurer's Report: Joyce Sackleh

Dale Bender, who is retained as an accountant for the association, was introduced. Joyce explained that there is a financial separation of duties between the treasurer and accountants duties.

Joyce presented the 2011 budget and fielded questions from neighbors. She covered a variety of issues that have and will effect the budget in the future. For example, a law firm is no longer retained. An attorney will be retained when needed in the future.

An association member raised a question about reducing, eliminating or giving a dues rebate. Also, a question was asked about reducing the reserve account. The response offered was that the reserve could be reduced over a 3-year time frame but depends upon on rising costs (water bill, insurance premium and possible foreclosures, etc.).

#### Trustee's Report: Dale Domeier

Dale discussed the bid process for obtaining a landscape/snow plow contract. Five bids were received. Your Way was awarded the contract for a 3-year time period.

#### New Business

Two Board members, Joyce Sackleh and Sharon Barksdale, had terms that expired this year, per the by laws. They will continue to serve until there is an election. There was a call for a nominee to replace the Trustee in addition to Jill Domeier's nomination. No other nominees stepped forward. Jill will serve as interim Board member until there is an election.

The phone numbers for the Road and Drain Commissions will be added to the web site. Commerce residents can call the commission to request services.

The committee members' names will be added to the web site.

An association member suggested that acts of vandalism and safety issues be added to the web site.

An association member commented on the inadequate treatment of algae on Buell Lake. A discussion followed and a suggestion was made to explore

other contractors and to identify DNR restrictions. Angelo Vitali volunteered to follow up on the situation.

An association member commented on the leaning yield sign at the corner Buell and Shelton. He volunteered to call the Road Commission.

Adjournment: The President adjourned the meeting at 8:30 PM.

Respectfully submitted,  
Sharon Barksdale, Secretary