

Cranberry Estates Subdivision

Annual Homeowners Association Meeting

April 22, 2021

The meeting began at 7:04 pm via ZOOM. Jeff Strauss welcomed everyone, introduced himself and the board members. The board members are, Jeff Strauss-president, Diane Koivunen-vice president, Kari Brown-treasurer, Keith Bergmoser-trustee and Sharon Barksdale-secretary. Steve Apking and Ron Kirsch are at-large members. Elizabeth Goch-ex officio president, now an at-large member.

At this time Andrew Kunkel is seeking election as a board member due to Diane Koivunen's resignation. Jeff Strauss is seeking re-election as president. Ron Kirsch is no longer serving as an at-large member.

Jeff began by commenting on the highlights of 2020 as follows: removal of trees at Estate View and Buell court and removal of a stump at Windstream Court. A diseased elm tree was removed at the Buell dock area. A smaller dead tree was removed along the common area on Cranberry Drive.

Secondly, the maintenance of Buell Lake and Cranberry Lake continues. Three treatments each during the summer months.

Thirdly, a new insurance carrier, West Bend Insurance, was obtained at a reduced rate, thanks to the diligence of Steve Apking.

Next, repairs were done to the Buell Drive entrance sign.

Lastly, Your Way will continue with snow removal and landscaping. Jeff plans to work closely with their manager to bring about quality services. Your Way was being penalized for contract violations.

Jeff went on to discuss the 2021 projects. A Fines policy will be enacted and be available on the website, Cranberry-Estates.com (Documents-(titled) Cranberry Estates Association Rules, Regulations and Restrictions Violation Notification and Enforcement Policy), dated 2-26-21.

Repair of the Cranberry Lake dock is needed.

There will be an assessment of mailboxes. Homeowners will receive a notice if repairs are necessary. Fines may be applied if repairs are not made.

The aging street signs are in need of replacement. It has been expensive to repair them in the past. There are less expensive options to replace the signs. Options are under consideration. Several residents felt that standard Oakland County street signs would be acceptable.

There is a plan to treat the invasive phragmites vegetation for a second time. The first treatment was in 2019. The second treatment will be in fall, 2021.

Lastly, the board has given consideration to re-designing the nine cul-de-sacs in the subdivision to save money. It has become costly to replace the pine trees and mulch each year. Additionally larger vehicles damage the cul-de-sacs.

Kari presented the budget and expects that dues will remain at \$375 annually.

In closing, Jeff reminded residents to be respectful of the wetlands that are a signature for our subdivision. Also, homeowners are responsible to trim trees between the street and sidewalk in front/side of their homes. For those who own motorbikes/golf carts, please follow Michigan State Laws to avoid accidents.

The meeting was opened for resident comments. Steve Ells, who lives at the corner of Hillsboro and Plantation, expressed concern about the sinkhole at that corner. In the past, the board authorized Your Way to fill the hole with dirt but the hole reoccurred. Steve E. stated that he had rebar placed under the cement to make it level but since then the cement has buckled. It was decided that Steve and the board would work with the county and the township to resolve that problem noting that the uneven sidewalk is hazardous.

Another issue raised was crumbling street curbs in the subdivision.

A final issue was raised about cars that are parked on subdivision common property. It was suggested that the Oakland County sheriff be contacted.

Our thanks goes out to Ron Kirsch, at-large member, who is moving from our sub. Much appreciation to Emilie Mecklenborg for her help with Cranberry Lake Chatter Facebook. Hillary Norfleet has been instrumental with her assistance on our website. And Joyce Spletzer who welcomes new residents, thank you.

Liz, your contribution over the years has kept the Homeowners Association in shape and we are glad you are staying on to consult.

Submitted by,
Sharon Barksdale, Board Secretary