

Springbrook Hills Home Owners' Association (SBHOA)
Tuesday, April 12, 2022 Board Meeting
Minutes

1. Call the Zoom meeting to order: 7:00pm Attendees: Bill Kimble, Rob Matko, Rob Davison, Brandon Nader, Jordan Burnie
 - a. Ben Belkholm was not present at the meeting, so Jordan Burnie was designated to take notes.
2. Approval/changes to Agenda: no changes or additions were submitted.
3. Approval of Minutes from 2/2/22 Board Meeting and Annual Meeting: Minutes were not available for review, so they will be approved at the July 12 meeting.
4. Open Forum – No items presented
5. Bill overviewed the more detailed 2022 budget that included proposed improvement projects (\$72,900) plus normal operating cost for the association. The budget included total revenues of \$60,300 and total expenses of \$129,025, which would deplete a majority of our reserve funds. Therefore, the reconstruction of the west entrance on Schavey Road (\$56,000) will require to be budgeted over 2022 and 2023 years since it is a significant cost.
6. Treasurer's Report (Rob Matko and Rob Davison)
 - a. Fund Balances - Checking Account (\$64,919.59), Savings MM (\$32,477.20), CD's (\$20,463) = Total \$117,859.79
 - b. Dues Collection Status Update – 288 of 298 dues have been collected; 7 of the 10 remaining dues are from members that were in the south for the winter; 26 late fees were paid
 - c. Electronic Payments for Dues in 2023 – Rob Davison overviewed a process that he will further explore to allow electronic payments. The Board also recommended that we mail out dues on April 1, 2023 and make payments on May 1, 2023 to eliminate the poor timing of the holiday season that our current mailings present.
7. Architectural Control Committee Report – Jordan Burnie
 - a. Submittals/approvals
 - b. Incident Reports and follow-up – complaints about trailers in driveways
8. Maintenance Committee Report – Contractor Items - Brandon Nader
 - a. Mowing Contract for 2022 – Brandon reported that Spartan contract was renewed.
 - b. Grass Fertilizer Contract (Puregreen) – Brandon reported that contract was renewed.
 - c. Landscaping Maintenance Contract for 2022 – Brandon reported that contract with Sally Barberio was renewed.
 - d. Bill reported that the Ponds Maintenance Contract will remain with Mid-Michigan Ponds
 - e. 2022 Priority Projects:
 - i. Sprinkler Repairs at West Entrance and 2022 Sprinkler Company Contract have not been completed; will be completed by Spartan Irrigation in 2022.
 - ii. Tree removal areas (East Entrance, Norris Road Park) – Bill reported that the reseeding will be completed this spring/summer.
 - iii. New Landscape in Trisha Circle Cul-de-Sac - Bill reported that an additional quote was received.

- iv. West Brick Entrance Reconstruction Update – Bill reported that Mitch Maher had revised his estimate per discussions with Bill to reduce costs; Board will need further discussion at next meeting.
- v. Resolve water runoff from Parsons Park on Hidden Spring Trail – Bill reported that Rob Matko was developing a solution for consideration.
- vi. Pavilion door painting – Jordan had not yet completed.
- vii. New Nets (2) at the courts \$413.38 – already purchased & installed by Bill
- viii. New Soccer goals and nets (2) – Jordan presented approximated pricing of \$1,500 per net, but will research further for the next meeting.
- ix. Re-install letters at East Entrance – Bill reported that this remains to be completed.

9. Events and Marketing Committee Report

- a. April 16 Easter Egg Hunt
- b. May 13-14 Garage Sales
- c. June 10 Outdoor summer events

10. Future 2021 Board meetings (all at 7pm via Zoom)

- a. July 12, November 8

11. Adjournment