

Wexford Mews Homeowner's Association Annual Meeting Minutes

June 11, 2007

Mike Reckling called the meeting to order at 7:12 pm

Attendance

Nick Popoff- Treasurer
Norma Ware- Secretary
Mike Reckling- President
Dave Axelrad- Maintenance

Absent

Cheryl Laroche- Vice President
Jennifer Moloney- Director
Rich McFarland- Architecture
Nelson Stevenson- Director

Also in attendance:

Annette and Tom Rzezniak 248-960-7697
Penny Zielinski 248-960-1828
Bill Smyth 248-669-6137
John Good 248-624-9546
Fred Hayball

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Finance: Nick presented the financial state of the Association. 35 residences are currently in arrears. Seven residences owe beyond one year and two of those are in arrears beyond 2 years and the Homeowner's Association has registered liens on those 2 properties.

Budget: A balanced budget was originally approved and appears to be in good order. Copy of budget available via Nick or Norma upon request.

Website and Newsletter: A lot of information is now on the website at www.wexfordmews.com and we should be directing people there. It was suggested that Norma would approach Liz and Nelson Stevenson to put a notice in their 'Neighborhood Exchange' flyer to let people know about it. Nick said that he also recently posted his best shot at a neighborhood phone/address list based on publicly gathered data.

Maintenance: Mowing: It appears that one week in commons area was missed. The new crew said that they understood that this area will only be done two times a month. Our contract says it should be mowed 26 times a year. Mike Reckling will call Brickman to clarify any confusion.
Sprinklers: a couple broke at Weyhill. One was fixed last week.
Dave Axelrad has taken on the chair position of Maintenance.

Old Business:

Entrance Signs: The sign on Weyhill was repaired after Nick attending court on August 3 of 2006 and the court ruled the contractor must fix it.

Electricity: Lighting for the entrance signs is completed. We are awaiting meters to be installed. The permit for the work was pulled by the contractor but we are required to inform DTE of the need for meters. Norma Ware offered to call DTE to expedite the meters.

Future projects:

Picnic: It appears that no one has expressed an interest in managing the picnic. Even though volunteers are easy to find (all Board members would participate), the Picnic requires a Chair-Person. Norma.Ware will contact Liz Stevenson to put in her flyer a request for volunteers to chair and run the picnic. She will also follow up with a flyer indicating our web address in August. Nick will post a note on the website also.

Entrances: The brick walls on Weyhill need repaired and we need to put copings (concrete caps) on the top of them. If we don't do this soon, the walls will require a lot more attention.

Walking Paths in the Parks: This has been discussed over the years and will enhance the use of the various common areas in our sub. Previous quotes for this work were extremely prohibitive but perhaps current economic times will permit some work to move forward. Nick offered to pursue a few quotes again.

Wexford Woods (37 homes) They want to join our homeowners association (we have 281 homes), but no one showed at our meeting to represent them. We would need a public review and vote with a win of 2/3, and a Minimum of 50% of our homeowners voting. Mike will speak with the president of Wexford Woods (Colin Henry) and see if it is beneficial to annex the Woods with the Mews. If the Board feels that it will be worth the efforts, Nick could send out our next billing with a vote/proxy notice. One example of combined economic benefit is the future work in Dover Park. The Woods are anticipating work to grade the park down to meet ours and we are currently thinking of doing some grading work. We also share the same landscaping company for grounds maintenance.