

**CHATHAM HILLS SUBDIVISION ASSOCIATION**

**ANNUAL MEETING TUESDAY OCTOBER 26, 2021**

**FARMINGTON HILLS LIBRARY 6.30 P.M.**

**Board Members Present**

David Ryall (President), Danielle Adams, Jonathan Brown, Jon Carter, Chuck Fehl, Ronda Harris, Bob Layne, Sheena Mathai, Curt Martin, Lillian Ryall, John Weigel

**Other Members Present**

51 people representing 40 households

**Other persons present**

Tony di Ponio (attorney to the board).

David Ryall opened the meeting and introduced the Board members present, explaining their functions.

**Minutes**

The minutes for the annual meeting from 2019 were reviewed. Danielle Adams proposed acceptance and Chuck Fehl seconded – the motion was passed unanimously.

**Treasurer**

Danielle Adams presented a written report and explained the major areas of expenditure. There were questions concerning the depletion of the capita reserve – in 2020 \$5000 was spent on removing dead trees in the park and in 2021 \$14,500 had been spent on clean-up from the 7/7 storm with a further amount due of between \$4,000 - \$8,000 which will happen once the ground is frozen and work can be carried out.

There was also a question about the grass cutting contract which is in its last year. David Ryall said that the board would likely look for a one-year contract given the uncertainty facing many contractors with staff shortages and illnesses etc.

The members expressed their appreciation to Jon Carter for his efforts in organizing the park clean-up.

**Membership**

Curt Martin said that 227 of 271 households paid by the deadline and at present five are outstanding with one owing for multiple years. This property is the subject of a foreclosure action. The new directories are out and will be delivered at the weekend.

**Safety**

John Weigel said the year had been uneventful but that there had been some cases of fraud in the subdivision which had been reported to the police.

## **Social**

Lillian Ryall went over the annual social activities including recent additions such as the pumpkin patch and scarecrow contest. Support has been good with 86 children taking pumpkins. The next event will be Santa visits.

## **Entranceways**

Chuck Fehl mentioned what the entranceway job entails and said that he was under budget this year due to the lack of a need for mulch, no issues with the sprinklers and carrying out some of the shrub pruning himself. He will be looking at doing work on the Brittany Hill entranceway because some of the trees there are clearly dying. There were some questions about the grasses on Smithfield and he mentioned that they have also been successfully transplanted to the Brittany Hill bridge.

## **Deeds and Restrictions**

Rhonda Harris introduced herself and mentioned two areas which she sees as important – the need for homeowners to have board approval for work on the exterior of their properties (in addition to city approval) and the ban on trailers etc. on the property.

Questions were asked about properties with excessive trash leading to animals such as possums and racoons appearing and on this it was suggested that the city be approached. One resident asked if fines could be levied but the board's attorney responded in the negative. There was also a question about freestanding sheds and the board's position was explained that in general they are not allowed but exceptions may be made according to circumstances.

## **Website**

Sheena Mathai mentioned the new website [www.chathamhills.online](http://www.chathamhills.online) and also mentioned the subdivision's presence on Facebook.

## **Parks and Commons**

Jon Carter highlighted the work done in the last two years in removing dead trees and cleaning up after the July storm. He talked about repairing the swings and merry-go-round in the west playground, putting new roofs on the shelters, installing a drain to help with the water issues in the east playground and replacing a drain in the east park area. He mentioned future projects which will include repainting the curly slide, refinishing the wood play structure and getting woodchips down in the east playground. There have been issues with contractors having absent and sick staff and also even getting access to the park in the soggy ground which then causes ruts and damage which then need to be repaired.

Bob Layne talked about two major projects. The six bridges in the park need to be replaced – they were installed in 1996 and are clearly reaching the end of their life. Using like for like materials and the steel beams and fasteners currently in place the estimated cost would be \$5,000 per bridge so \$30,000 in all.

The path through the park measures some 1.25 miles and there have been repeated calls for it to be replaced. He obtained terms to have it replaced with a new 5' wide concrete path – quotes were obtained and the cheapest was \$300,000. In the alternate to have the current path sealed and then a 4' wide asphalt cap two inches thick applied to it over the whole path would be \$149,000. This would include substantial work to drain and elevate the section in the east park, which is prone to flooding or water build up, and building up the sides of the current path where less than four feet. One reason for the price being lower

is the fact that there would no need to rip up and dispose of the current path, unlike with the price for doing a concrete path.

He stressed that these are today's prices and if the work is to be done next year or the year after then there is no guarantee prices will remain steady or the contractors will be able to perform. In response to a question about the expected useful life of the path in either scenario, there was no definitive answer, but it was pointed out the current path has lasted 30 years and a concrete path with no heavy traffic or loads probably would last much longer.

At this point other questions were taken with regard to the parks and commons. One resident mentioned that the vegetation along the Caddell Drain now contains a number of young cottonwoods which when they mature will produce a considerable nuisance from their blossoms especially for people with swimming pools. It was explained that the Caddell Drain is the responsibility of Oakland County, and the board cannot do anything with the vegetation along the Drain.

One resident asked about the mowing – why there is an un-mowed portion by the wall to the apartments and whether the mowers could go closer to the creek. It was explained that mowers can really go no closer for safety reasons – mowers have slid into the creek previously. With regard to the apartment wall, the intent is to create more of a wild green space there so the mowers have been told not to mow there.

A question was posed concerning an spread of Phragmites and Jon Carter commented that he understood the county was supposed to be working on a county-wide plan to eliminate them.

### **New Business**

#### **Special Assessment**

Bob Layne proposed a motion for a special assessment of \$180,000 to be levied to pay for the replacement of the bridges and the asphalt cap to the existing path. This would amount to about \$667 per household. The meeting discussed the question of concrete versus asphalt and came down on the side of asphalt.

Residents questioned if gravel would not be preferable, but it was explained that the board had talked to the city about this, and the city had recommended against it due to the high maintenance requirements. Other residents questioned whether the whole path needed to be dealt with as much of it is in good condition. The particular contractor contacted for the asphalt had been recommended by a resident who also spoke to their experience with the contractor in their professional capacity.

With regard to the assessment the question was put if people would prefer it be levied as one immediate payment or taken over two or three years. The vote was substantially in favor of two years. Following that the following motion was proposed by Bob Layne and seconded by Ronda Harris and put to a vote.

“That there should be a \$180,000 special assessment to be collected over a two-year period to pay for the replacement of bridges in the commons area and the application of an asphalt cap to the current pathways in the common area”. The motion was carried with nine persons voting against.

## By-Law Changes

Three changes were proposed by the board.

1. To change the due date for the payment of dues to 28 February annually from January 1. Jonathan Brown proposed a motion "to change the due date for the dues to February 28 annually". It was seconded by Bob Layne and passed unanimously.
2. To amend Section 2c "uses of property" as follows (with the changes in green) to (c) House trailers, (c) House trailers, campers, camping trailers, motorhomes, boats or boat trailers, utility trailers of any sort, off road recreational vehicles or commercial vehicles (except while making normal deliveries) shall not be stored or parked on any lot except within a private enclosed attached garage. Private passenger motor vehicles may be parked in a carport. Off-road recreational vehicles or commercial vehicles (except while making normal deliveries) shall not be stored or parked on any lot except within a private enclosed attached garage. "

Jonathan Brown proposed a motion "to amend the wording of Section 2 c to insert after "trailers" "campers, camping trailers, motorhomes" and after "boat trailers", "utility trailers of any sort" The board confirmed that they can always approve (and will look to approve") short-term temporary parking of trailers. The motion was seconded by Curt Martin and passed with one vote against.

3. To insert a new Section 10 as follows:

**"Section 10. Motorized Vehicles in Common Area Prohibited:**

No motorized vehicles, including but not limited to motorbikes, ATVs, snowmobiles may be used in the common areas. The Board may, however, consent to motorized vehicles being used in the common area for purposes of maintenance and repair of the common area or association sponsored activities within the common areas.

In discussion it was confirmed this would apply to e-bikes (for example) but not to wheelchairs or other items which would be protected under the Americans with Disabilities Act.

Jonathan Brown proposed a motion "to include a new section 10 to the by-laws "Motorized Vehicles in Common Area Prohibited. No motorized vehicles, including but not limited to motorbikes, ATVs, snowmobiles may be used in the common areas. The Board may, however, consent to motorized vehicles being used in the common area for purposes of maintenance and repair of the common area or association sponsored activities within the common areas." Curt Martin seconded the motion, and it was passed unanimously.

There being no other new business, the meeting closed at 8.30 p.m. on a motion proposed by Max Dugan and seconded by Caroline Briggs.

Respectfully submitted,

*Jonathan Brown*

Secretary