

**Chatham Hills Subdivision Board**  
**September 11, 2023**  
**Meeting Minutes (Zoom Meeting)**

**Attendees**

David Ryall, Danielle Adams, Kelly Bedross, Mike Clarke, Chuck Fehl, Ronda Harris, Curt Martin, Lillian Ryall, Sheena Mathai.

**Minutes**

The minutes of the meeting of August 14, 2023, were reviewed. A motion was made and seconded approving the minutes unanimously.

**Treasurer**

Danielle Adams presented a written report. There were no issues. The budget was reviewed. There was a discussion over the payments made to Wassmer, the landscaping company. The Fidelity and Comerica account balances were noted.

**Newsletter/Website**

Sheena Mathai has already sent out a notification to the residents about the condition of the lawns in the park, and the status of the pathways restructure. Sheena will update the newsletter after this meeting with the current information.

**Membership**

Curt Martin reported that there are no new payments received. He is reviewing the directory and hopes to send it out by 9/24/23.

**Safety**

There was no report.

**Deeds & Restrictions**

There was a discussion of various properties where some issues were seen.

**Entranceways**

Chuck Fehl reported that Haywood Brothers will do the holiday decorations the same as they do every year. The price was the same as last year. It was agreed that a motion does not need to be made each year approving the entrance ways plantings and decorations, as long as the budget has been submitted and approved.

Chuck reported that he received money from the insurance company from the accident at the corner of Smithfield Rd. and Grand River. There was a discussion over whether to rebuild the brick column that was destroyed in the accident or to completely tear out that column and plant grass instead. It was

agreed that we should plant grass.

### **Parks and Commons**

Board counsel, Tony Di Ponio, joined the meeting to provide legal advice on the issues we have been having with the landscaping company. We signed a contract with Wassmer Company for the landscaping of all of the parks and commons. Wassmer subleased our contract to a different landscaping company, Full Circle. To date, we've made five of the six contractual payments, but Full Circle has not done any landscaping this month and they are not responding to us. Tony stated that we are only obligated to the remaining payment to complete the contract, and that Wassmer is obligated to fulfill the signed contract, or he will be in breach. Tony has sent correspondence to Wassmer stating as such. Chuck Fehl has since spoken to Wassmer, and he takes full responsibility and stated that he will honor the contract and will have someone out this week to do the landscaping. Tony DiPonio said to let him know if we have not heard from Wassmer by Monday, 9/18/23, and he will do a follow-up letter to him that he was in breach of the contract. Chuck will call him on 9/12/23 and will follow-up with an email to make sure we are all on the same page. There was a discussion over securing another landscaping company for next year. Tony stated that he will review the termination clause in the contract we have with Wassmer. He advised that we wait until 2024 before contracting with another landscaping company. We should consult with him before doing so.

There was a discussion with Tony Di Ponio regarding next steps with a resident who is in arrears with association fees.

Tony left the meeting.

David Ryall reported that we may be able to get the pathways done this year. It still depends upon the weather. We are monitoring the weather and talking back and forth with the company. The company said they will lay asphalt through October. If we cannot get the work done this year, the company stated they will return our deposit. David asked Sheena to update the newsletter with this information so the residents are aware.

There are two properties that have bad drainage issues in the years that can't be mowed. Kelly Bedross will look at the property lines of these properties and report back to the Board.

### **Social**

Lillian Ryall reported that the summer picnic will be on Sunday, September 24. She is looking at options for food and contacted Rolling Stoves who has a food truck, but they did not seem interested. Lillian will send out a flyer to the residents regarding the picnic. Our next event is Halloween. Lillian will send out information regarding a decoration contest. Lillian is deciding if she wants to do the pumpkins again this year. Looking ahead, Lillian is looking for someone to play Santa.

### **New Business**

There was a discussion over whether to return to having the Association annual meetings in May, which is when they were held prior to COVID, or to continue to have them in October. We will have the meeting this year in October and at that meeting, have the residents vote on whether they want the

annual meetings to stay in October or go back to having them in the month of May. We will try and secure a meeting room at the Farmington Public Library.

There was a discussion over where to go for our Board holiday dinner. We are considering the Huron River Club again for this dinner.

Depending upon the October annual meeting, the Board may not need to have its monthly meeting in November.

A motion was made to adjourn the meeting at 8:33 p.m.

Respectfully submitted,

*Ronda L. Harris*

Acting Secretary