

Foxcroft Estates Homeowner Association
2022 ANNUAL MEETING OF MEMBERS

August 31, 2022

Board Members present: Jeff Cooke-President, Amy Harper-VP, Phil Trierweiler-Treasurer, Randy Schaefer-Beautification Chair, Steve Fitzpatrick- Social Chair, Kseniya Yunanova-Architectural Chair.
Board Member absent: Marla McCowan-Secretary

Homeowners present: Vadim Glik, Gary Harper, David and Sharon Rosevear, Sarah Strohl, Roger and Laurie Soderstrom, Samuel and Julie McIntosh, Maria Riste, Julie Garling, Rob Dace, Tom and Austin Shamoun, Laurel Whalen, Shawna Broida, Paulette Balk, Andrew McGrath, Jeff and Jackie Mruzik, Jeff and Julie Semroc, Pjerin Prekaj, Kristian Prekaj

Homeowner's present by proxy: David De La Torre, Katherine Mekis, James Eubanks, Mark Schoder, Catherine Marshall, Brian Siwek, Lester and Cynthia Craig, Jashar Lezi, Ilir Collaku

Call to order at 6:11 p.m.

Recorder of the minutes: Amy Harper

Welcome and Call to Order- Amanda Gruzin- The Highlander Group

Secretary Report: Motion was made to approve the minutes from the 2021 Annual Meeting. Meeting minutes were approved by unanimous consent.

Statement of Quorum: A quorum of homeowner's was met by in-person and proxy

President's Report: Jeff introduced the Board Members present. Jeff reviewed that the Board has continued to maintain common areas including the lawn, park, pond, and snow removal. The Highlander Group has been helpful in finding vendors during this difficult time of finding companies that will do the work. Jeff agrees with comments made from homeowners that the snow removal company provided less than acceptable service this past winter, and that other snow removal companies will be contacted to provide quotes. Individual property concerns were also addressed in re: overgrown lawns and trees encroaching sidewalks, etc... Jeff provided update that the bylaws and deed restrictions (documents) will be revised in the coming year so that they meet state and federal laws, and provide recourse for the HOA to enforce deed restrictions.

Treasurer's Report: July financials were emailed to homeowners and also distributed at the meeting. The only line item that the Board went over on was mulch for the park. Reserve funds had been dwindling down over the past few years for high-cost updates and maintenance, but are building back up and there is money budgeted to cover the cost of updating HOA documents. Document updates are estimated to cost \$5,000-\$8,000 and will be pending counsel review and the length of time it will take the Association to approve the document revision by 2/3 vote. Liens are being placed on 6 properties for dues non-payment.

Election Results: Ballots were distributed at the meeting listing the current Board Members in good standing, with 2 write-in nominations. One current member withdrew her nomination. Shawna Broida made a motion to accept the slate by acclamation, and Julie Semroc seconded the motion. As approved

by acclimation, all 7 homeowners running will serve on the board this year. Board members and committee chairs will be decided by the new board.

New business:

- A request was made to shorten the amount of dues non-payment notifications from 5 to 3 to lessen administrative fees
- Several homeowners expressed their concerns about a statement made in the welcome letter that states the HOA has the ability to request interior inspections
- A request was made that The Highlander Group breakdown fees listed under “Administrative” on the Statement of Income and Expense
- The preparation of status letter for sale or refinance of property was questioned as to why it is now costing the seller \$329.00 when it was previously handled by the Board for no fee
- Amanda was asked if The Highlander Group gets 10% “kickback” from vendors that are hired for services performed for Foxcroft. Amanda replied that this is illegal and THG does not participate in this kind of business practice.

HOA Meeting was adjourned at 7:30 p.m.

Larry Gray, Commerce Township Supervisor, then addressed the assembly and provided updates from the township:

- Commerce Township now owns its own waste water treatment facility, which has a state-of-the-art bio filter system. The waste is currently being shipped to landfill sites, but will be able to be sold as fertilizer in late 2023 with this new system in place. We discussed our situation of still being on well and septic, and Mr. Gray recommended we get new quotes from township as the previous quotes obtained over 10 years ago may be lower now.
- There is a new Oakland County Sheriff station being built at 8585 Township Hall replacing the facility on Glengary Rd. This will be enlarged with showering and work out facilities for the officers, which is needed when staff are on call for extended hours and overnight shifts.
- There are 8 new pickleball courts at the Richardson Center and the parking lot is currently being expanded
- There is sidewalk ordinance still in the process of being implemented where homeowners can either fix sidewalks on their own or they can have the township fix them and the cost will be applied to their property taxes at the end of the year.

- The blue wave panels on the Commerce Township overpass over M5 was rusting and removed 2 years ago. The panels are currently being treated and hopefully will be up by the end of September
- There will be a Oakland County millage proposal on the general ballot in November regarding mass transit. Commerce Township currently has People's Express service to help residents to get to appointments or run errands that cost \$2 for seniors and disabled residents, or \$10/resident. Oakland County Board of Commissioners is proposing a mass transit system that will cost the individual cities and townships of Oakland County millions each. Mr. Grey reports that Oakland County does not have an actual plan for this initiative, and that it currently will only provide Commerce Township with 1 bus stop and no expansion or funding toward the current contract with People's Express
- In regards to question regarding extending the sidewalk that connects to the new subdivision's sidewalk to the AirLine trail, Mr. Gray informs us that sidewalks and pathways are not a focused issue currently, but Commerce Township is working on a creating a pathway fund. This will be based on fees assessed from new businesses (who are required to put in street-level sidewalks on new construction) and corporate donations. Since 2006, all new subdivisions are required to put in sidewalks and that is why we see some sidewalks going in.
- In regards to concerns expressed regarding speed in the neighborhood once Drakeshire opens to Loon Lake Rd, Mr. Gray recommends that we wait to see what happens, and when times of speeding are most noted, to let him know and he can request police presence during those times. He acknowledges that the Road Commission is difficult to have make changes, and it may take time for them to implement changes like stop signs or speed bumps. He does caution that when police are present in the neighborhood, 9 times out of 10 homeowners are the ones ticketed.
- Mr. Gray reported that Commerce Township has 2 full time Ordinance Officer and explained how the officers are dispatched i.e.: barking dogs, people not cleaning up after their dogs, unmowed grass, etc.... HOA bylaws supersede township laws and he recommended updating our documents because they are the most effective at remedying residential issues.

Meeting was adjourned at approximately 8 p.m.