

Highgate on the Lake
Draft Board Meeting Minutes
August 9, 2009

A special Board meeting was called to discuss a few more details on the edited documents, the upcoming Association vote and the swing set. The Board meeting began at 7:03 p.m. in the park. Present were board members Charlie Bonnen, Maria Branoff, Sarah Chambers, Danielle McDermott, Jennifer Mulder and residents Brad and Adam Chambers.

Presidents Report

Two complaints had been received by the President concerning a fence issue and a boat issue. Letters have been sent to the residents in question.

Old Business

-DOCUMENTS The Board discussed a few loose ends in editing the Association documents. The following are changes (in addition to those spelled out in last month's meeting minutes) that the Board has agreed upon to make to the May document distributed to the membership, and that will be found in the final draft that will go up for vote to the membership.

THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

ARTICLE V COVENANT FOR MAINTENANCE ASSESSMENTS

Section 3. Penalty for Default

-Removed the sentence "Additionally, an administrative fee or late fee in the amount of up to five (5%) percent of the delinquent balance per month may be assessed in the discretion of the Board of Directors upon any assessments in default until paid in full."

Replace with "Members in default as of May 1st will receive a late dues notice and a \$50 late fee will be added to their assessment for that year."

ARTICLE VI RESTRICTIONS ON USES OF LOTS

Section 6. Fences, Walls and Ornamental Structures

Section and part (a) changed to read as follows "The following restrictions and specifications shall apply. No approval shall be granted by the Board of Directors for any fence not meeting these conditions. Fences, garden walls and similar improvements may be constructed or erected only after the plans and specifications of such proposed fence, wall or other device shall have first been submitted in writing to the Board of Directors and approved in writing by it. A fence will be permitted to be erected around any privately owned swimming pool as a safety precaution or in accordance with ordinances regulating the construction and use of swimming pools as per City of Wixom ordinances and/or codes. Furthermore:

(a) Front Yards. Fences, garden walls and other structures are prohibited. Ornamental fences that are no higher than 36 inches above the ground may be allowed only after plans and specifications of the proposed structure have been submitted in writing to and approved in writing by the Board of Directors."

Added

Section 10. Above Ground Pools. The future erection of above ground pools is prohibited in the Highgate on the Lake subdivision.

RESTATED BYLAWS

ARTICLE X ASSESSMENTS

Section 4. Penalty for Default

-Removed the sentence “Additionally, an administrative fee of late fee in the amount of up to five (5%) percent of the delinquent balance per month may be assessed in the discretion of the Board of Directors upon any assessments in default until paid in full.”

-Replaced with “A late fee of \$50 will be applied to the late dues notice as of May 1st.”

Section 6 Enforcement

-Added sentence to read “If any assessment is not paid by May 1st in the year in which it becomes due, the Treasurer shall notify the delinquent Member of such delinquency. **At this time a late fee of \$50 will be added to the assessment.**”

-SWING SET The Board received an estimate from Rainbow Recreation in New Hudson for a new green arch frame swing set with 2 belt seat swings and 2 infant seats. The cost of the entire project was estimated to be \$5,860 before tax. This includes excavation of the 32' by 36' site, shipping, installation, backfilling the site with sand safety surfacing to match the play set, and installation of new wood tie border. Shipping and excavation costs were not yet finalized and are dependant on costs at the time of shipping and possible unexpected costs during excavation. This estimate is substantially less than previous quotes and is in line with the amount we have budgeted for the project. The motion was made and passed unanimously to pursue the purchase of this swing set from Rainbow Recreation.

New Business

-DOCUMENTS VOTE The Board discussed the next steps to be taken regarding the membership vote on the amendment to the Declaration of Covenants, Conditions, and Restrictions and the Restated By-Laws. Copies of the documents to be voted on will be made as well as ballots to be sent to each homeowner. Only home *owners* who do not owe money for present or past dues, late fees, or legal fees will be eligible to vote. Homeowners will be asked to vote on whether to adopt the new documents or not and will return their ballots at the annual meeting on September 12th. If unable to attend the meeting on September 12th, homeowners are asked to return their ballots to a Board member by September 11th to use as a proxy vote at the annual meeting. A vote of 80% of our 111 households is needed to pass the amendments, so participation is vital. The Board may need to canvass any households who do not return their ballots by September 11th.

-FALL CLEAN UP The fall clean up is scheduled for **October 16th and 17th**. Please mark your calendars.

The meeting was adjourned at 7:45 pm. The next meeting will be the **Annual Meeting and Potluck Dinner on September 12th at 5:00 pm in the Park.**

Highgate on the Lake Officers

President	Charlie Bonnen	669.9734
Vice President	Dean Temple	960.9480
Treasurer	Tom Hamm	926.1524
Secretary	Jennifer Mulder	960.6358
Beach Committee	Maria Branoff	624.8113
Park Committee	open	
Social Committee	Danielle McDermott	425.5303
Outreach Committee	Sarah Chambers	207.1195
Floating Committee Member	Heidi Skodack	668-1219