

Highgate on the Lake
Draft Board Meeting Minutes
July 12, 2009

The Board meeting began at 7:05 p.m. at the Hamm residence. Present were board members Charlie Bonnen, Tom Hamm, Maria Branoff, Danielle McDermott, and Jennifer Mulder. Also present were residents Stacie Hamm and Donna Klar.

The June meeting minutes were unanimously approved.

Treasurer's Report

There are 8 households who still owe 2009 dues. Homeowners still owing are encouraged to contact Treasurer Tom Hamm to make arrangements, including installment plans if necessary, in order to avoid further action and penalties.

Old Business

-DOCUMENTS Any resident who would like a copy of the Association's original documents from 1974 with the amendments made thereafter, please contact Sarah Chambers (248-207-1195). The Board went through both the new Amendment to Declarations of Covenants, Conditions, and Restrictions and the Restated Bylaws keeping in mind all of the comments presented at the June 15th Association meeting with our lawyer, Doug Alexander, emails and letters from residents and those issues brought up earlier at this meeting by resident Donna Klar. Thank you to all those residents who took time out of their schedules to contribute to this process. The following are the changes 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 2 Apportionment of Assessments

-**Filled in** the blank to read "All assessments shall be due and payable on April 1st."

Section 5. Enforcement

-**Filled in** the blanks to read "If any assessment is not paid by May 1st in the year in which it becomes due, the Treasurer shall notify....." and "If such assessment is not duly paid on or before June 15th in the year.....the Treasurer of the Association may cause a lien for the delinquent assessment to be recorded..."

Section 6. Purposes of Assessments

-**Removed** items (d) Security Guards and (e) Caring for vacant property and re-lettered remaining items accordingly.

Section 8. Date of Commencement of Annual Assessment; Due Dates.

-**Filled in** the blank to read "The annual assessment provided for herein shall commence as to Lots in each subdivision on the first date of the month of April following the recording of the Plat."

ARTICLE VI RESTRICTIONS ON USES OF LOTS

Section 9. Animals

-Deleted first sentence and **replace with** "Lot owners must comply with City of Wixom ordinances regarding number of animals allowed to be kept and types of animals allowed."

-Deleted last sentence of the section: "The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper."

ARTICLE VII ARCHITECTURAL CONTROL

Section 5. Minimum Living Area Required; Maximum Square Footage Permitted

-Changed the One Story Single Family Home Minimum Square Footage Requirement to **1500** sq ft.

-Changed the One and One Half Story Single Family Home Minimum Square Footage Requirement to **1500**.

-Changed the Two Story Single Family Home Minimum Square Footage Requirement to **1800** sq ft.

-Deleted "Setbacks and easements as follows: no building on any Lot shall be erected nearer than 25 feet to the front Lot line; no building shall be erected nearer than 4 feet to the side Lot line on any one side, or nearer than a total of 13 feet to both side Lot lines, except by written consent of the Association; no building shall be erected nearer than 4 feet to the back Lot line of any dwelling; all building must comply with all City of Wixom codes. *Should the Association or city ordinance restrictions differ, the most restrictive rule applies.*"

Replace with "All building must comply with all City of Wixom ordinances and requirements. Should the Association and the City ordinances and requirements differ, the more restrictive rule shall apply."

Section 6 Setback Requirements

-Deleted entire section

Replace with "All building must comply with all City of Wixom ordinances and requirements. Should the Association and the City ordinances and requirements differ, the more restrictive rule shall apply."

RESTATED BYLAWS

ARTICLE IV BOARD OF DIRECTORS

Section 3. Powers, Duties

-Changed sentence as follows: "The Board shall also obtain either a compilation, review or an audit each year of the Association's books of account from a qualified independent auditor who must be a ~~certified~~ public accountant."

ARTICLE V OFFICERS

Section 6. Secretary

-Changed sentence as follows "...he/she shall have charge of ~~the corporate seal and~~ of such books and papers as the Board of Directors may direct...."

ARTICLE VI FINANCE

Section 2. Fiscal Year

-Filled in the blank to read "The fiscal year of the corporation shall be the period beginning January 1st of each year extending through December 31st of each successive year."

ARTICLE X ASSESSMENTS

Section 3. Apportionment of Assessments

-Filled in the blank to read "...shall be due and payable on April 1st in each year...."

Section 6. Enforcement

-Filled in the blank 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."

-Changed the next sentence to read "If such assessment is not duly paid on or before June 15th in the year in which it became due, the Treasurer of the Association may cause a lien for the delinquent assessment to be recorded...."

-SWING SET We are still investigating possible swing sets and trying to reduce what would be the substantial cost of excavation and filling the site with sand.

-WEBSITE Check out our website at www.highgateonthelake.com. We look forward to using the website and to keep it growing as a useful tool for our neighborhood communications. In order to maintain privacy of personal information there will be a user name and password system in place for some of the website content. For information on how to access the protected portions of the site, please send an email to highgateonthelake@yahoo.com.

New Business

-BEACH There was a very scary event that occurred at the beach in which two teenaged kids trying to swim out to the raft could not make it and needed to be rescued by an adult who (thankfully) happened to be putting in the docks at that time. As it was, it must have been very difficult for him to rescue both the girl who could not swim and the girl who was being brought under by the first. Some lessons can be taken from this unfortunate event, first that all residents must be very careful with who they allow to the beach and must have a responsible adult there to watch the swimmers, even those of older ages. The raft is out farther than it looks and requires a good swimmer to be reached. Also the Board agreed to purchase some sort of rescue equipment that could be at the beach to assist if something like this happens again. It can be dangerous to rescue someone who is drowning if you are not trained, they can pull you down as well. Some sort of safety float that can be used in emergencies will hopefully help to avoid a future tragedy.

The meeting was adjourned at 9:40 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	Robbin Sawyer	624.6325
Social Committee	Danielle McDermott	425.5303
Outreach Committee	Sarah Chambers	207.1195
Floating Committee Member	Heidi Skodack	668-1219