

# **UHills Annual Board Meeting**

## **March 16<sup>th</sup>, 2022 - 7pm Via Zoom**

### **I. Welcome**

- a. Meeting was called to order at 7:03PM, count of members on the call at that point was 25, not at quorum yet, but will monitor until the end of the meeting.

### **II. Report of the President**

- a. Introduced the current Board members and their positions
- b. Discussed Sinkhole identified in Fall of 2021
  - i. Homeowner contacted the city about this, and was told *“that the storm sewer piping and manholes on a resident’s property is the responsibility of the homeowner’s association”*.
    1. When the sub was originally developed, the developer decided not to have our neighborhood have the city maintain ALL the storm sewer piping and manholes
  - ii. We had a camera put down the city pipe, and luckily there was not a leak yet. There were signs of delamination at the bottom half of the run, but it was not failing yet, and not our financial responsibility to fix.
  - iii. Board discussed what would happen if this was our responsibility
    1. Costs for this were estimated at 120,000, and would be assessed to all homeowners in the neighborhood whether they are part of the HOA or not, via a bill 2 times a year at \$447.76 per home on the annual tax statement
    2. Otherwise, IF we had the money in our account to sub-contract the work out on our own, we could significantly lower the price to be paid (as we did in 2019 with the creek issue), saving roughly 2/3 the cost of the project.
  - iv. Board discussed the need to increase our reserve funds, and will be voting on this in New Business
- c. Welcomed new families to the sub and thanked all for their help this year, as it takes a village to run a successful subdivision with volunteers

### **III. Report from the Social Chairman**

- a. Discussed 2021 events
  - i. Easter bunny parade and pictures at the school were a huge hit
  - ii. Dads and kids enjoyed the end of the year campout
  - iii. Summer party was moved away from the actual 4<sup>th</sup> of July date to much success
  - iv. Added a new Oktoberfest event which was a popular event
- b. Discussed events coming up in 2022

- i. Easter Bunny Parade and egg hunt with pictures will happen on April 16<sup>th</sup> at 11:30am and go from the school to the pavilion for the hunt. We are combining with Willowood to help make this event bigger this year again.
- ii. Garage Sale will be coming up in early May once we confirm dates with the community calendar
- iii. Dads/Kids Campout will be on June 10<sup>th</sup>- the last day of school
- iv. The Summer Party will be on July 16<sup>th</sup>.
- v. Oktoberfest will be October 1<sup>st</sup>.

**IV. Report of the Treasurer**

- a. Our beginning 2021 balance was \$65,952.88, and we ended with \$60,296.88, a decrease of \$5,656 in cash on hand due to additional charges.
  - i. Large purchases were the entrance signs (\$1815.50 over entryway budget for the year), and the Oktoberfest party of \$2713.85, which was subsidized in cost by savings from changes to our liability insurance cost savings (\$2126.38 was saved from insurance change).

**V. Report from the Maintenance Chairman**

- a. We got new Entrance signs at the minor sub entrances in 2021 (Fair Oak and Campus), to update the branding of our sub.
- b. Ed Rosenquist helped to build new benches for our commons area after it was found out that our current ones were broken
- c. A new sprinkler controller was purchased to help remotely control the sprinklers at the Croydon entrance and boulevard.
- d. Sign Up Genius Volunteer cleanup was done to great success- hoping to do this again
- e. Deer Removal/Tree Removal/Storm Damage was large this year, hoping to have better reserves in case more of this happens in the future.
- f. Pavilion Electrical work has been completed, but we are waiting on DTE to come out and connect the electricity to the pavilion. It will be able to be used via approval from the Board for events that do not interfere with the posted park rules (sunrise to sunset timeframe), and be locked when not in use with a key.

**VI. New Business- Cheryl Van Drie**

- a. Our financials from 2021 showed a \$5656 decrease in cash on hand due to rising costs. Additionally, with the Sinkhole issue from Fall 2021, the Board was concerned we would not have adequate funding together should another drainage issue come up. Cheryl Van Drie wanted to detail what the Board discussed for addressing this situation.

**VII. Review of Deed Restrictions/ Bylaws**

- a. Cheryl explained how UHills is comprised of 4 different sub phases. Sub 1 was started in 1960, and once full, the remaining land (future Sub 2, 3, and 4) were

sold to the Orchard Lane Land Company and developer Thompson Brown was hired to build the remaining homes. Thompson Brown-built homes have different deed restrictions than the original phase. This is why Sub 1 dues are NOT mandatory and Sub 2, 3, and 4 are.

- i. We have consulted with legal teams in the early 1980's, 1990's, 2000's, and most recently in 2015. The deed restrictions cannot be redone, or "combined" so all subs are treated equally unless each and every home signs over their rights to agree to adhere to the Sub 2, 3, or 4 deed restriction rules.
  1. This was started in the past, but not consistently done, and therefore unless 100% of the homes agreed to this, it is null and void for every home until all agree.
  2. Legal counsel did state that the Bylaws for our HOA can be modified according to Article VIII of our bylaw, and that the maintenance charge can be modified in Article IV, section 1 to be consistent with all HOA members, regardless of which deed restriction phase their sub is governed by.
    - a. The Board reviewed finances in their Feb 2022 meeting, and sent out a letter to all members indicating their desire to vote at the March 2022 Annual Meeting to increase the dues from the current \$150/lot to \$250/lot, to begin to build up a better savings for catastrophic repair when needed.
    - b. Residents were asked to send their approval, if in agreement, before the meeting by submitting a signed/completed form, OR wait for discussion at the meeting and submit their approval afterwards. The motion would pass pending approval of the 51% of the members of the HOA.
      - i. 51% is 110 homes needed, and we received 68 forms prior to the start of the meeting in approval of the funding change. 45 members paid (which we assumed indicated acceptance/approval).
    - c. At this point in the meeting, we had quorum present.
    - d. There was a lot of discussion as to why the invoice for 2022 was sent out indicating \$250 was due before it was officially voted upon.
      - i. The Board clarified that they tried to save the postage and busywork that multiple mailings would have entailed (roughly \$300+in postage and

printing costs), hence why the invoice was sent prematurely.

- ii. There was also concern that the Board's assumption of the 45 members who paid the \$250 but did not specifically send in a signed document affirming their approval of the price change was incorrect, and members wanted to ensure we had 110 signed documents in hand before agreeing to the change.

### VIII. Proposal for Dues Increase

- a. The original proposal on the table was to change the wording of Article IV, Section 1 in the bylaws of University Hills Association, Inc to this:  
"The amount of said annual charge shall be established and may be adjusted from year to year by the University Hills Association, as the needs of the property may in their judgment require, but in no event shall such a charge be **more than \$250.00 per lot**, except by the approval and consent in writing of 51% of the members of the University Hills Association, which approval and consent shall make any such additional assessment binding upon all the owners of property in said University Hills No. 2, 3, and 4 Subdivisions.

Lot owners in University Hills No. 1 Subdivision who become members of the University Hills Association, shall pay annual dues to the Association in an amount equal to the maintenance charge required of other members, which dues shall become part of the maintenance fund."

- i. The motion did not pass to approve this change
- b. The motion was reworded to "change the wording on Article IV, Section 1 to the previously stated wording, but give HOA members until 3/31/22 to get their approval in. Once 51% of the homes had affirmed in writing that they approved the change, we would notify residents on Facebook that the change had passed.
  - i. This motion has unanimous approval of those in attendance.

### IX. Election of New Directors

- a. There were two open Board positions at the end of the meeting:  
Chris Buchanan- who agreed to run for another 2 year term  
Cheryl Van Drie- who was not seeking another term for renewal, leaving her position open.
  - i. Bobby Hathaway offered to run for the open 2 year term
  - ii. A motion was made to approve Chris Buchanan and Bobby Hathaway as Board Members of University Hills Association, Inc. for 2 year terms each
    1. This motion passed with unanimous approval of those in attendance.

**Meeting Update on 3/28/22:**

Message was posted by Brian Gallagher the president to the Facebook HOA page:

“On 3/16, at our virtual Annual HOA Meeting, the Board discussed their request to amend the Bylaws to increase the annual dues from a max of \$150 to no more than \$250/year. This change required approval from 51% of the HOA, and it was decided to wait until 3/31/22 to allow more time for those approvals to come in. As of today, we have received signed confirmation from more than 110 (or 51%) of active HOA members approving that change, therefore the motion has PASSED.

For those who have not paid yet, or have not paid a total of \$250, we urge you to get your payments in within the next month.”