

Thanks to all who attended our Annual Meeting last night (September 15<sup>th</sup>). First time we've had an in-person meeting since 2019!

Karen Harris, President, thanked the current Board of Directors for their work in 2024. That work included: cleanup of storm-damaged trees and limbs, completion of the Taft Road entrances, repairs at our entryways for water and electrical issues, storm sewer cleanup, and maintaining our billing, collections and financial reporting.

Scott Mato, V.P. Landscaping, reviewed activities in his area, which included storm damage removal, contracting for spring and fall commons area and woods cleanup, and working to lock in landscaping costs for 2025. Scott also indicated with the increased funds for 2025, landscaping plans include replacement of trees and bushes in cul-de-sacs (where needed) and revamping entryways (as budget allows). Scott reminded homeowners to contact the Association regarding any contractor concerns, rather than attempting to work directly with our contractors.

Matt Guyot, Secretary and Special Projects, reviewed our storm sewer cleanup efforts. He reminded homeowners that storm sewer maintenance is an Association responsibility, but until 2023, no formal maintenance had been performed. He advised that in late 2023 the Association solicited formal bids and selected a vendor to perform inspection and cleanup. That work was initiated in 2024, in the first of four sections of storm sewer systems in our subdivision. Over the next several years, based upon budget, the Association plans on completing the remaining three sections. Matt advised that easements exist for access to storm sewer covers on homeowner property and that homeowners must ensure our contractor can access and remove these covers to perform their contracted maintenance. Any costs incurred by our contractor to access or remove obstructions are billable to the homeowner. Diagrams of the entire Association storm sewer system are available on our website at: [Storm Sewer Scope of Work](#) and [Storm Sewer 2024 Work](#)

Alan Lach, Treasurer, reported that the Association's financials remain on track for 2024. The budgeted costs have been accurate and lower Planned Maintenance costs should allow for replenishment of our reserves (which we used last year to cover costs). The transition to the new PayHOA software and integration to a new banking partner drove our biggest year-over-year savings. He reminded homeowners that the dues increase in 2025 was driven by inflation, anticipated storm sewer maintenance over the next several years, and entryway / cul-de-sac revitalization plans. He confirmed that routine subdivision maintenance and upkeep will continue to dominate future expenses.

Regarding PayHOA software, we now have 321 (94%) of homeowners with email addresses on file – providing for an efficient but low cost means to communicate to homeowners. Some 227 (67%) of homeowners accessed their Owner's Portal last year – with the result that some 136 (48%) of payments were made electronically through the portal (23% using debit or credit and 25% using ACH). Some 47 homeowners paid using the Autopay facility.

Karen summarized the meeting by confirming that the dues increase will enable continued storm sewer inspection and maintenance, tree maintenance for older growth and storms, selective tree replacements, main commons woods refresh, cul-de-sac improvements (11 in total, not all done in one year) and potential entryway maintenance (signs are 10 years old).

Karen announced the newly elected Board of Directors for 2025, which included Scott Mato, Matt Guyot, and Alan Lach, with the new addition of Rod Harris.

Karen also called out Andy Martin, Rod Harris, Andrea Torres, and Karen and Jack Motz for their efforts during the year. The group applauded Karen for her work on the Board over the years and for her Presidential support in 2024.

In the group question period, the following were discussed:

- One homeowner communicated a concern prior to the meeting – regarding play structures on homeowner property. We advised that homeowner our Covenants and Bylaws have no provisions restricting such structures on homeowner property, and that in communication with the City of Novi, they advised that unless the structures are permanent, they have no ordinances governing placement or use of play structures.
- One homeowner complimented the woods pathways that have wood chip coverings, but suggested that there were some paths that could benefit from more chips. The group agreed to follow-up with the homeowner on identifying where those improvements should be made.
- One homeowner expressed concern about the political signage being seen in the neighborhood. We reminded homeowners in the meeting that our Association Covenants forbids any signage other than real estate-related “for sale” signs.
- One homeowner wished to advise the group that the City of Novi was on the path towards becoming a Bee City USA, joining many other cities and campuses across the country. The homeowner encouraged those present to research, and possibly assist, with the City of Novi effort. Information on the City’s effort can be found at: [Novi.org - Bee City USA](https://www.novi.org/bee-city-usa)
- One homeowner encouraged residents to focus on the use of native plants in their landscaping and fostering natural, pesticide and fungicide free growth. The homeowner advised that there is a “Perennial Exchange” at Fuerst Park on Saturday, September 21<sup>st</sup> from 9:00 am until 11:00 am.

A copy of the presentation can be found on our website: [2024 Annual Meeting](#)