

**Saline Northview Condominium Association**  
**2021 Annual Meeting**  
**October 12, 2021, 7:00 pm**  
**Zoom Videoconference**

**Meeting Minutes**

Present: J. Turck (Director); W. Olson (Director); S. Brooks (Director); S. Rentschler (Director); Steven Beyer (Director).

1. **Call to order.** J. Turck called the meeting to order at 7:01 pm.
2. **Roll call – to determine the voting power represented at the meeting.** J. Turck tallied proxy cards and handwritten sign-in on sheets. Total present (combined proxy + Zoom) = 86. Required percentage needed for quorum =  $252 \times 30\% = 76$ . Quorum met.
3. **Proof of notice of meeting.** W. Olson and J. Turck each presented proof of a postmarked, delivered envelope containing the annual notice and agenda mailed to each homeowner.
4. **Reading of minutes of 2020 annual meeting.** Copies of the minutes of the October 2020 annual meeting were made available to each homeowner present at the meeting.
5. **Introduction of Directors and reports of officers.**
  - a. President's report. J. Turck introduced himself. Substance of the report was delivered during the new business agenda item.
  - b. Vice-President's report. S. Beyer introduced himself. No report.
  - c. Secretary's report. S. Brooks arrived later and introduced herself. Substance of her report was delivered during the mailbox item in the new business agenda item.
  - d. Treasurer's report. W. Olson introduced himself. Substance of the report was delivered during the "audit/financial" portion of the new business agenda item.
6. **Appointment of inspectors of elections (for the purpose of electing directors).** S. Rentschler appointed inspector of elections.
7. **Unfinished business.** None.
8. **New business.**
  - a. Bylaws amendment update (J. Turck). J. Turck explained the amendment process, and that we have asked the Hirzel Law attorney to draft proposed revisions to the Bylaws and Master Deed consistent with the spreadsheet of revisions proposed by the Bylaws committee. We have paid ~\$2,000 for that initial work, and some more attorney work will be needed to make changes to those proposed revisions, plus ~\$4,500 to have the law firm perform a Register of Deeds search of all mortgage holders and other third parties with interests in any of the 252 units in

the subdivision if we need to send voting packages to those mortgage holders/other third parties.

D. Algase raised question re: whether the cost of amending the Bylaws is worth it; we will provide the final proposed revisions to homeowners, via the website, so that we can solicit additional input before committing to putting the amendments to a vote of the homeowners.

S. Towell asked about streetlights and sidewalk slab repair/replacement. Streetlights are a City function, and any problems with them should be reported to the Department of Public Works. Discussion re: effort by the City ~2-3 years ago to repair/replace/grind down sidewalks throughout the subdivision, and provision in Master Deed which provides that the Association is responsible for the repair/replacement of sidewalks, although it can charge those costs back to the individual homeowner.

- b. Snow contract update (S. Rentschler). The Board has decided to move forward with the Boswell contract, which will cost a base price of \$24,625. Last year cost ~\$35,000. Additional driveway and sidewalk clearings will cost extra, i.e. an ala carte approach, but if we have a mild winter we may save ~\$10,000 in snow removal costs. J. Turck reminded attendees that the contract provides that the contractor is not liable for damage caused to grass/turn that has not been marked with driveway/sidewalk markers. When marking driveways/sidewalks, homeowners should stagger the stakes so they are not directly across from each other. Homeowners should also edge their sidewalks now. As for the landscaping contract, the Board will put them up for bid in the spring of 2022.
- c. Mailbox cluster replacement update (S. Brooks). We have four original mailbox clusters remaining in the sub. One cluster will be replaced this fall; we have paid for the cluster and are waiting for it to arrive. The other three clusters are on Berkshire (2) and Woodland Court (1).
- d. Audit update (W. Olson). W. Olson showed on screen the clean audit from our accountant for Year End December 31, 2020. Reviewed a potential 2022 budget with multiple scenarios, and discussed the three largest expenditures for next year: snow removal, common site maintenance, and insurance. We anticipate having to spend more money than typical next year on professional fees as a result of the Bylaws amendment work. We have decreased our insurance costs by ~\$1,000 premium, plus a significantly lowered deductible (\$35,000 down to an expected) \$2,500 by recently switching carriers.
- e. Repair vs. replacement of signs at Ann Arbor-Saline/Woodland entrance (S. Rentschler). The sign has been repaired previously, and is again showing the need for more repair. S. Rentschler called Huron Sign to price out a new sign (a new sign would cost \$3,600 and would last 7-10 years before it would need to be

re-painted). The brick columns need to be repaired, as well; some bricks have cracked and some of the masonry needs to be touched up. We have a quote from a local mason (thanks to T. Lands for getting it) for \$850 for the brick repair work.

- f. Open discussion. J. Fear thanked people for involvement with “Stuff the Bus” in support of supplies for Saline Area Schools. T. Lands implored people to pick up after their animals. (Doo-ly noted, Todd.)
  - g. Election of Directors. The terms of Directors S. Brooks and W. Olson have expired, leaving two open seats. Dan Pasiak and W. Olson volunteered to run for the two open board seats. Susan Beyer moved to elect D. Pasiak and W. Olson to fill those two open seats, for a two-year term each, in lieu of asking homeowners to vote individually on each candidate. Nancy Fidler seconded the motion. No discussion. The motion passed unanimously.
9. **Adjournment.** T. Lands moved to adjourn the meeting. Larry Engelhardt seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:13 pm.