

FENNER GLEN
PROPERTY MANAGEMENT, INC.

MINUTES OF
MEETING OF BOARD MEMBERS



The meeting of the Board Members of FENNER GLEN PROPERTY MANAGEMENT, INC. was held October 17, 2017 at the Veterans of Foreign Wars, 1061 Witham Rd, Muskegon, MI 49445.

The meeting was called to order at 6:02 PM by Joel Hoppa, Association President.

Board of Directors in attendance included President Joel Hoppa, Secretary Alex Keefe, and Board Members Tricia Hilson, Rod Siegel (past President), Lee Nelson, and Bill Vanderweele.

Residents Present: Mike Barrett

The Board of Directors Meeting Minutes of April 18, 2017 was unanimously approved as written. Motion to approve was made by Mr. Nelson and supported by Mr. Siegel.

Joel Hoppa gave the President's Report.

Old Business:

- Township signage, reconciliation
 - Update
 - Attorneys are going back and forth
 - Current position – ingress/egress does not need to be plowed in the winter; tree trimming will need to be done to open the fire lane –with Township and Fire Marshall to approve
 - Survey completed, paid for by Association
 - Chris Kelly's attorney fees incurred, paid for by Association
 - History
 - Historically, common area was eliminated, utility easement was established while the common area was deeded private property to Ropps, Grevels
 - Crushed dolomite roadbed exists through the easement – was used as a construction entrance during early neighborhood building
 - Split-rail fence was removed by Grevels, in addition to some landscape trimming
 - New officials governing the law
- Entry lighting proposal
 - Proposal to tap into homeowner's circuit for power - \$3,300 from CNC Electric (974 Bear Lake Road – Barrett)
 - The Association is already leveraging power for well use that is feeding common area sprinklers – this proposal adds to it
 - Motion by Mr. Siegel to waive dues for the unit in exchange for use of these utilities. Mr. Hoppa seconded. Unanimous approval.
 - Mr. Barrett was present and is amenable to this agreement.
 - Motion by Mr. Siegel to approve CNC electric proposal to installation. Mr. Keefe seconded. Unanimous approval.
- Shunta Pool, Fence (1842 Fenner Glen Drive)
 - Tree trimming, pool, and fence were completed without notification or input of the Association
 - Suggestion made to use some of our next meeting to draft a notice to homeowners
- Fansler Shed Request (1055 Glen View Drive)
 - Request was made of the Board and approved offline

New Business:

- Leaf Pickup, Snow Removal

- We will continue having Pat Carrigan clear the path
- We have a proposal from Mr. Geeting for leaf pickup
- Mr. Nelson made a motion that we approve 4x pickups with an option for a 5th, with Mr. Siegel to request flexibility to push the first instance in the event that leaves aren't down by October 30th. Mr. Hoppa seconded. Unanimous approval.
- Mr. Keefe to create mailbox flyer, send email, and issue calendar invitations. They will contain a reminder that failure to pay dues removes the privilege.
- Mailbox flyers for delinquent residents will include statements of account.
- We have a proposal from Mr. Geeting for snow removal
- Mr. Hoppa made a motion to approval snow plowing proposal. Mr. Nelson seconded. Unanimous approval
- Landscaping Services
 - Mr. Hubbell provided proposal for mowing and landscaping services for the 2018 season
 - Motion by Mr. Nelson to approve proposal. Seconded by Mr. Keefe. Unanimous approval.
- Speed Control
 - Discussed signage – in yards, “children at play”, “drive like your children live here”
 - Discussed requesting 25 MPH signs installation from the Road Commission
 - Discussed making a request for PINS officer coverage to occasionally cover our neighborhood
 - Mr. Hoppa to investigate signage options, PINS coverage, and Road Commission support
- Security Issues
 - A neighborhood had his home broken into, fishing equipment and purse taken from his garage
 - White Chrysler 200 with blacked out windows, black wheel rims – suspicious activity from this vehicle, and this was the vehicle the police were called on for the breaking & entering charge
 - Mr. Keefe to draft an email for Board feedback
- Spring Cleanup
 - Mr. Siegel to obtain proposal from Mike Geeting for Spring cleanup
- Summer Party Debrief
 - All positive feedback
- Approval Communication
 - Discussed tree

Treasurer's Report shared via email by Walt Coleman. Mr. Hoppa led discussion.

- Continue to have positive cash flow
- Have delinquencies to pursue
- Past due accounts will be followed up on the first week of December

Closing Business:

- January residents' meeting set for Thursday, January 25th at 6pm pending Mr. Siegel's confirmation of VFW availability.
- Planning for residents' meeting will be done via email

Adjournment: Motion to adjourn by Mr. Keefe and Mrs. Hilson seconded. Meeting adjourned at 7:07pm.

Joel Hoppa, President

Alex Keefe, Secretary