

HOA Board Meeting Minutes

Date: June 23, 2026

Time: 8:15 PM

Location: [Not specified]

Attendees

- Jeff
 - Rich
 - Ingo
 - Board Members
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Agenda & Discussion Items

1. Dues Status

- Jeff to confirm whether all previously late dues have been paid.

2. Property Sale – 975 Dogwood

- Sale price: \$598,500
- Jeff to confirm whether the transfer tax has been completed.

3. Portable Speed Signs

- Ingo will contact John Said regarding the possibility of borrowing portable speed signs from Forest Hills Public Schools (Fase St.).
- Rich will obtain updated quotes for purchasing portable speed signs.

Next Step:

- Board will review cost information and consider a motion to proceed once all details are available.
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4. Tree Trimming

- Jeff to provide an update on the status of the tree trimming project previously approved by the board.
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5. Spare Keys

- Spare keys have been made and distributed.
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6. MetroNet Installation

- The board discussed potential MetroNet installation.
- North Mooring HOA has not made progress, and this association had planned to use their experience as guidance.

Decision:

- **The board will hold off on MetroNet installation until further progress or clarity is established by North Mooring HOA.**
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7. Property Maintenance – 7960 Thornapple Club Dr

- Ongoing concerns about lack of lawn and exterior maintenance.

Decision:

- **Board approved sending a formal letter reminding the homeowner of maintenance responsibilities and noting that continued non-compliance may result in fines.**
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8. Unauthorized Drain System – 7960 Thornapple Club Dr

- Installation completed without proper permits or inspections.

Decision:

- **Board approved sending a second formal letter addressing the unauthorized installation and compliance requirements.**

9. Villas Condo Association Update

- The Villas Condo Association is cleaning up the cul-de-sac and has notified the board.
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Next Meeting

- **Date:** September 16, 2026
 - **Time:** 8:15 PM
 - **Location:** Gatehouse
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Action Items Summary

- Jeff:
 - Confirm status of late dues payments
 - Confirm transfer tax completion for 975 Dogwood
 - Provide update on tree trimming
- Ingo:
 - Contact John Said regarding borrowing portable speed signs
- Rich:
 - Obtain updated quotes for portable speed signs