

AVON LAKES VILLAGE

HOMEOWNER ANNUAL MEETING

WEDNESDAY APRIL 23, 2025

ROCHESTER HILLS CITY HALL

ATTENDANCE: Attached sign in

The meeting was called to order by Bruce Graves at 7:03PM.

Bruce Graves requested the attendees to sign in by name and address.

Bruce Graves introduced the board of directors in attendance.

Bruce Graves indicated that Dave West and Juan Hernandez would retire from their positions. Bruce Graves thanked them for their assistance to the board and the homeowners. There are now two open positions.

Moment of Remembrance: Bruce Graves acknowledged the deaths of previous board members. Gerry Turgeon the past President for many years, Renee Rabideau the past Secretary for many years and Florence Babbish and original homeowner.

Bruce Graves reminded the Homeowners that the annual meeting will follow the agenda, but the meeting will be an open forum for questions, comments or thoughts.

Topic: Financial Report / Status of annual dues payment

Discussion: Mark Kodlowski, Board Treasurer, reported YTD that there are 156 homeowners, with 140 paid and 16 outstanding. The use of the Zelle process has been used by many homeowners. Also, the extra cash has been invested in a CD to build up the reserve account while maintaining a balance in the checking account. The average total expenses for 2025-2026 are estimated at \$40,000.00.

Action: To be followed monthly.

Topic: 2024-2025 Accomplishments

Discussion:

-Lake Management to continue with fencing at the Mackwood Park lake entrance.

-Rubber mulch the play area at Mackwood Park.

-South Shore entrance sign replacement.

-Traffic Safety / Stop signs throughout the subdivision coordinated with the city.

-Social Committee activities coordinate by Brett Alderman.

Action: To be followed for additional maintenance.

Topic: Geese control

Discussion:

-Feeding Ordinance with a fine through the city of Rochester Hills, April 2024.

-Goose Egg Nest Destruction: A permit has been obtained for the removal of nests during the months of April and May. Two nests have been identified with 5-8 eggs and removed successfully.

-Goose Capture, Transport, Hold and Euthanize: The DNR permit will allow the capture in the months of June and July with at least 100 geese for permit collection. To be monitored.

Action: To be followed.

Topic: Lake Management update / Treatment / E. Coli testing /Muck

Discussion: Savin Lake Services has merged with Jones Lake Management of Ohio. The treatment plan will remain like this last year. In May weeds and algae treatment with vegetation study and water quality study, in June/July and August E. Coli studies.

Additionally, for 2025 the lake will receive a Phosphorous mitigation split treatment plan with monitoring for improvement. Then a recommendation will be made for 2026.

Action: Muck treatment will not be covered in the treatment plan. The respective lake homeowners will be able to purchase the pebbles through Savin for 10# at the cost of \$90.00. This is a uniform product with no impact to the lake treatment plan.

Topic: Paddle Boat requests

Discussion: There are 4 slips available.

Action: Please complete the form on the website.

Topic: Renovations or Major Landscaping

Discussion: All renovations to the lake front must have a permit from the city and the Board is requesting notification.

Action: Homeowners should submit the renovation documents to the HOA Board.

Topic: Boat Launch forms

Discussion: The Homeowners are required to submit launch or retrieve their boat through the Mackwood Park launch.

Action: Damage to the park area, the beach area or the fencing is the responsibility of the homeowner.

Topic: Communication

Discussion: The HOA Gmail account is for homeowners' use. Carl Barash maintains the website. The covenants / bylaws are updates to the website.

Action: Check the Facebook page for the Social Committee activities coordinated by Brett Alderman.

Topic: 2025 Projects

Discussion:

- Lake management to include Phosphorous mitigation

- South Shore entrance weeding and mulch application. Possible acid washing to the brick to update the brick.

Topic: Social Committee updates

Action: To be followed on Facebook and the email notifications to homeowners.

Topic: Storm Sewer pipeline

Discussion: The use of a camera analysis is cost prohibited. The lake level is being monitored. The city monitors the street storm sewers.

Topic: 2025-2026 Board

Discussion: There are two open positions. There is one homeowner that has volunteered.

Action: Ryan Thompson on South Shore Court will join the Board.

Topic: Homeowner comments or questions

Discussion: It was recommended that a projected line-item expense report be established. And the line-item expenses be available to the homeowners.

Action: To be followed.

Topic: Routine Park maintenance

Discussion: JC Landscaping will complete the spring cleanup. Dan Fistler indicated the sprinklers will be turned on close to May 14, 2025. Mulch will be applied to the South Shore entrance and Sand to the Mackwood park beach.

Action: To be followed by the board.

Bruce Graves requested the attendees of any other questions or comments.

There being none the 2025 Homeowners Annual meeting was adjourned at 8PM.

The minutes were recorded by Carol Lewandowski, Secretary.

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