

**ANNUAL WEST POINT HILLS SUBDIVISION HOMEOWNERS ASSOCIATION MEETING  
SATURDAY April 27, 2024, HAMBURG TOWNSHIP LIBRARY**

**MINUTES**

In attendance: Bledsoe, Borton, Charles, Christie, Davis (proxy), Goetz, Gowan, Hoskins, Kmiecik, MacDonell, Meyer, Otremba, Pieper, Pollock, Sadonis (proxy), Waltersdorf, and Ward.

Meeting called to order at 10:06 by Eric Waltersdorf, Association President.

**Old Business:**

- Review of minutes from 2023 Annual Meeting, Gale Otremba moved to approve, seconded by Jordan Kmiecik. Motion carried.

**New Business:**

- Discussion of last year's Constitution Boulevard Strip clean-up. The boulevard clean-up and mulching are complete. (Thanks for all your work to make this a success, Tracy!). We are continuing with the same weed and insect control approach in 2024.
- Discussion to verify support for reviewing/updating the Subdivision Deed Restrictions and HOA Articles of Incorporation. Discussion led by Al Charles
  - Intent is to make the documents more user friendly, remove any overlap/conflict with Hamburg Township regulations, and ensure restrictions are legally enforceable.
  - Those at the meeting supported the review.
- Review of 2023 expenses and 2024 proposed budget led by Al Charles. Discussion followed.
  - Most of the 2024 budget line items will be the same as last year, with adjustments for inflation. The 2024 budget will include a line item for attorney fees to review the deed restrictions and articles of incorporation.
  - Expect a reduction in HOA dues for 2024 compared to last year.
  - The approved 2024 operating budget will be included with the annual dues invoice.
  - Eric Myer asked a question about the Association's financial records from prior years. The question was beyond the scope of the Annual meeting. Eric Meyer will send his question(s) to the Association Treasurer.
- Single Garbage collection update, led by Jordan Kmiecik. – Details will be in the newsletter.
- We now have a web presence. The web site is: [www.wphhoa.org](http://www.wphhoa.org). The website is at no cost to the HOA. Jordan created a private Facebook group for the subdivision.
- The Homeowners Association will promote a subdivision garage sale again this year. Details will be in the newsletter.

- Attendees provided additional topics of interest/concern for the newsletter.

Voting for board members for the fiscal year 2024-2025. All current board members have agreed to remain on the board. Fred Goetz moved to retain the current board membership. Bruce Pollock seconded the motion. Motion Carried. The association board members are: Al Charles, Barb Davis, Tracy Gowan, Jordan Kmiecik, Gale Otrema, June Sadonis, Eric Waltersdorf, and Irene Ward,

The minutes of the meeting we read by Al Charles. Eric Meyer moved to approve the meeting minutes. Sue Goetz seconded the motion. Motion carried.

The 2024 Annual Meeting of the West Point Hills Homeowners Association adjourned at 12:00 pm.

### 2023 Cash Flow Statement For the period 1/1/23 - 12/31/2023

|   |    |               |                             |
|---|----|---------------|-----------------------------|
| <b>Beginning Balance</b>                  |    | <b>\$</b>     | <b>7,790.32</b>             |
| <u>Deposits:</u>                          |    |               |                             |
| 39X \$175.00                              | \$ |               | 6,825.00                    |
| 2x185                                     | \$ |               | 370.00                      |
| 2 X \$175+13 fee bank                     | \$ |               | 363.00                      |
|   | \$ |               | (175.00)                    |
| 1x195                                     | \$ |               | 195.00                      |
|   |    | <u>\$</u>     | <u>7,578.00</u>             |
| <u>Checks/Withdrawals:</u>                |    |               |                             |
| Attorney                                  |    | \$            | -                           |
| Insurance                                 |    | \$            | (639.00)                    |
| Landscaping Maintenance/<br>sSnow removal | \$ |               | 2,150.00                    |
| Postage/Office Supplies                   | \$ |               | 1,680.00                    |
|   |    | \$            | (37.80)                     |
| P.O. Box Fee                              |    | \$            | (56.00)                     |
| Annual "Non-Profit Status" filing         |    | \$            | (20.00)                     |
| Orkin                                     |    | \$            | (249.00)                    |
| Nsf fee                                   |    | \$            | (15.00)                     |
| Office supplies mailing                   |    | \$            | (72.84)                     |
| <br><b>Ending Balance</b>                 |    | <br><b>\$</b> | <br><b><u>10,448.68</u></b> |