

HEATHER LAKE ESTATES
HOMEOWNER'S ASSOCIATION
ANNUAL MEETING
October 20, 2009
AGENDA

I. Call to Order - 7:30 p.m.

Quorum: (Members holding at least 25% of the votes in the Association shall constitute a quorum; Majority vote of members present together with proxies shall prevail) as described in By-laws, Article IV, Section D

II. Welcome and Introduction of Board Members – Russ Fielding

III. Review of Annual Meeting Notes October 22, 2008

IV. President's Remarks - Russ Fielding (10 minutes)

V. Finance Report –
Proposed Budget for 2010 – Howard Sherman (15 minutes)

VI. Committee Reports *(Please hold all questions until all of the Committee Reports are completed)* (20 minutes)

- A. Street Light Project - Russ Fielding
- B. Park Improvements - Russ Fielding
- C. Commons Area - Sue Marcus
- D. Augmentation Well - Russ Fielding

VII. Nomination and election of 2009-2010 Board of Directors

- A. Introduction of candidates
- B. Ballot and election

VIII. Open Discussion
Questions will be limited to five minutes each per person.

IX. Adjournment

** SPECIAL THANKS THIS YEAR TO **

Board of Directors-- Russ Fielding , Howard Sherman
James Gillen, Jack Thompson, Jessie Richmond, Rob Raymor

Carl and Connie Fleck-- Subdivision Garage Sale

John Hakala and Tom Fifelski -- DNR Goose Control Program

*Annual Report prepared and compiled by Sue Marcus, CMCA, AMS, PCAM
Financial pages prepared by Howard Sherman, Treasurer*

PRESIDENT'S COMMENTS

Over the past year, the Board of Director's attention has been directed at the following:

1. Obtaining Township approvals for the Street Lighting SAD's
2. Passage of the amended / restated Association Bylaws
3. Rebuilding the park boat ramp and docks
4. Completed thorough inspection and trimming of boulevard trees

After almost four years of planning and cost studies, tedious dealings with our two townships, and endless requests for specifications and installation costs from DTE, we can finally say with some degree of confidence: The Heather Lake Estates' street lighting system will be installed before the end of this year. The Board will distribute an advance notice to all homeowners once the actual start date has been defined.

The Special Assessment Districts (SAD's), which support the collection of revenue needed for DTE's electric bills, passed unanimously at both Independence and Orion Townships. All Association property owners should have received a Notice of Assessment & Right to Appeal from their respective township offices. The initial assessment should appear on the 2010 Winter Tax statements.

Given the many complaints voiced over the years regarding the poor nighttime visibility of our wooden street signs, along with their history of high maintenance, the Board decided that the new streetlight poles presented a unique opportunity to resolve these problems. New black aluminum street signs, with five-inch high, reflective white lettering, have been ordered. They will mount directly to the streetlight posts and mirror their "old town" design. Three matching signposts will replace the wooden signposts at the Hawksmoore, Hampshire and Klais subdivision entrances, where streetlights are already in place.

At last year's Annual Meeting, the Board reported it had recently completed an updated version of the By-Laws for Heather Lake Homeowners Association. The Bylaws define the organization of our homeowners association, how it is to be managed, and how it is to operate. Unlike the "The Declaration of Covenants, Conditions and Restrictions" (aka "Deed Restrictions"), that are unique to each of the "five" subdivision build phases; the Bylaws are a singular document that is applicable to the entire Association.

The proposed Bylaw revisions were then provided to the Association's attorney for review. He returned a corrected copy that included additional updates, which the Board reviewed and approved. A Special Homeowners Meeting was scheduled for May 12th to address any questions and concerns, and take vote on the proposed revisions. A voting package was mailed to all lot owners, which included a Meeting Notice, a copy of the revised Bylaws (Marked "Subject to Approval"), a one-page summary of the revisions, along with a Proxy Ballot and a stamped/addressed return envelope. Bylaw changes

require the approval of (2/3's) of all homeowners, via personnel appearance, proxy, or written vote. This was accomplished with the final count total being: (171) "For" and (9) "Against". (Note: There are a total of [272] lots, but [18] lot owners dues were not current, and therefore, ineligible to vote. So the total number of eligible voters was [254].) With this approval, a new copy of the Bylaws will now be distributed to all lot owners.

Due to the unusually high lake level this spring, a large sinkhole developed in the surface of the park road, just inside the gate. The repair required excavating part of the road, installing all new substrate material, and replacing the asphalt surface. While this work was being accomplished, the Board decided it was timely to also address another long-standing issue... the condition of the nearby boat ramp. Since it's the only location that pontoon boats can enter, or exit the lake, and the existing "earthen" ramp surface had a large "hump" in it, it was also excavated and back-filled with crushed concrete. It provides a more durable surface for vehicles launching boats.

The two boat docks located within the park also fell victim to the lake level. The few remaining deck sections floated away with the high water. After sitting in the water for so many years, the docks were shaky, which put into question the strength of their steel frames. Midwest Dock was contracted to remove the docks from the lake, carefully inspect them, make all required repairs, and return them to the water. The height of both docks was also increased so future high waters shouldn't affect them. All the wooden decking was replaced with used sections, which reduced the overall reconstruction costs.

The Board noticed many large branches falling from the boulevard island trees. After inspecting them, large dead branches could be seen in almost all (45) trees. Many also had low hanging branches that hit delivery truck roofs as they traveled along the boulevard. Three trees were also found to have major trunk decay and/or hollowing. At the same time, trees in the park were also reviewed. Three dead trees adjacent to the turnaround were found; in addition to one that was hanging precariously over the path leading to the rear boat launch area. The decision was made to trim, deadwood and thin all boulevard trees, and to remove just one problem tree. All the park tree problems were also addressed. L & J Landscaping provided the lowest cost bid, which included grinding the stumps.

The Board continues to believe that by maintaining a high standard for the appearance of our commons areas, it serves to inspire our homeowners to do the same, while attracting potential buyers for those trying to sell their homes. It is our goal it to accomplish this without additional cost to you, or better yet... while lowering your annual dues whenever possible... as we've been able to do for two consecutive years.

Russ Fielding
October 13, 2009