

Nowland Estates Homeowner's Association Meeting
PO Box 871764
Canton, Michigan 48188

September 5, 2018

Board Members

Jim Mettlach	President	Present
Theresa Pawczuk	Treasurer	Present
Rob Garzaniti	Landscaping	Present
Mark Wiitanen	Ponds and Pumps	Present
Donald Bauman	Secretary	Present

Association Member

David Pawczuk Webmaster

Call to Order

The president called the meeting to order at 7:05 pm.

Treasurer Report

The treasurer's report was reviewed.

Two homeowners have not paid dues. Attorney will send letter to one property for arrears in dues. (\$350 plus late fees). The Attorney will start Lien process on the second property for due and road assessment. (\$350 plus late fee and \$580 road assessment).

It was suggested to create a separate account for Road repair Reserve, \$25 per 86 homeowner equals \$2,125 potential per year. Sealing cracks is the next road effort. Nowland Estates is not on Wayne county road repair schedule. Dave will review options with Township. Jim will request a quote from Michigan Joint and Sealing.

Landscaping

Rob will check the condition of the sprinkler meter box at Sheldon/Nowland entrance in spring of 2019. It is looking bad.

Pumps – We have two pumps at the Nowland/Palmer sump. One is operational. The second needs to be replaced at estimated cost of \$8,600.

A quote to repair one broken storm pipe by grouting was \$850.

We will budget \$4,000 for repair of a tree route filled catch basin and storm pipe for Spring of 2019.

Discussion

Nowland/Palmer entrance needs to have the brush trimmed and cut back to match the length of the sidewalk to the south of the entrance.

Meeting Schedule

Meetings are held at the Canton Township Hall, Lower level meeting room B from 7 to 9pm, on Wednesday evenings.

The schedule for 2018 is December 5.

Adjournment

Meeting adjourned at 8:30pm.

Don Bauman
Secretary
nowlandboard@aol.com