

Nowland Estates Homeowner's Association Meeting  
PO Box 871764  
Canton, Michigan 48187

July 10, 2019

**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	Present
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**Call to Order**

The president called the meeting to order at 7:02 pm.

**Special Assessment meeting for Nowland Court Road Repair**

There are 17 houses on Nowland Court, which requires 10 homeowners to be a quorum.  
There are 33 subdivision interested in the Road Repair Program.  
Key date sheet was passed out.

Proxy votes are 7  
Attendees are 6  
A quorum was declared.

There were 12 affirmative votes in favor of the Road Repair Program.  
There was one negative vote.  
2/3. vote was required to pass. 92percent vote was received. Road Repair Program passed.

Road Repair Program is a matching fund program.  
In 2015 Road Repair Program repaired Nowland Drive and Valentine Court. There were 69 homeowners. The project was \$200,000. Subdivision paid \$20,000. Each homeowner paid \$580.  
The 2020 project will repair Nowland Court. There are 17 homeowners. The project is \$100,000. Subdivision will pay \$10,000. Each homeowner will pay \$588.

The millage will be spread over 20 years.

It is unknown if the Road Repair Program will be offered in the future.  
Roads will continue to deteriorate.

The township road rating system is by PASER Rating. A rating of 10 is the highest score.  
Proposed timeline was reviewed.

The Board will hold the moneys collected regardless of the year of the Road Repair. The sub will front the money to meet the deadlines.

What will be repaired? That is to be determined. We anticipate it would be grinding and coat. We do not believe it would be removed to base course and replaced. Probably no curb replacement.

We submitted Scope of Work document, \$100,000 max project – do not know what that will fix.  
Canton will review the budget.  
There will be a meeting with the Township.  
Curbs are a part of the roads.  
90% is funded by Canton Millage.

Nowland HOA will write \$10,000 Check.  
Homeowners will be required to pay assessment by July 30, 2019.  
The Board will send an invoice letter.

**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 2019 is Sept 4 and Nov 20.

**Adjournment**

Meeting adjourned at 7:36pm.

Don Bauman  
Secretary  
nowlandboard@aol.com