

Nowland Estates Homeowner's Association  
PO Box 871764  
Canton, Michigan 48187  
September 6, 2023

### **Board Members**

Open	President		Theresa Pawczuk	Treasurer	Present
Donald Bauman	Secretary	Present	Rob Garzaniti	Landscaping	Present
David Pawczuk	Webmaster	Present	Open	Pumps & Ponds	

### **Call to Order**

The Acting President called the meeting to order at 6:38 pm.

### **Treasurer Report**

The Board reviewed the current budget for 2023.

There is one homeowner behind in this years' dues and special assessment. A letter has been sent to the homeowner advising them we are taking them to small claims court.

As of 6 September, 85 of 86 homeowners have paid the Special Assessment.

To date for this year, the homeowner's association has paid about \$51,125.26 on pump repairs and associated items.

Dues for next year will go from \$355 to \$400. Late fees will be \$50.00.

Check book balance is \$11,684.53.

### **Landscaping**

The Valentine Court and Sheldon pump stations are operational. Palmer pump station needs work. A silt sack from the road construction was sucked up into the pump station. It was cleared; however, two more silt sacks are missing and may be in the storm piping.

Zak landscaping is cutting grass on a weekly basis. NEHA has requested a new one-year contract.

Review of the By-laws is postponed to save money.

The sprinklers system has been turned off for the year to save money.

### **Open Discussion**

The need for new board members was discussed. The concern is that the current Board is retiring at the end of the year, and few have expressed interest in joining the Board. David will send a mass email to subdivision requesting interest parties to contact the Board.

By State law, Homeowner Association is required to have a minimum of 5 Board members to oversee it operations.

On December 31, 2023, Nowland Estates Homeowner's Association has three options:

1. Continue to operate with the current Board and continue to look for new members.

2. Hire or contract with a management company. This will add significant cost to the Association Budget, which will be passed on to the homeowners. The Nowland Estates Homeowner's Association Board is still required by state law to exist and make decision for the Management company to execute.
3. Have Nowland Estates Homeowner's Association go into receivership by the State of Michigan. The state will appoint a judge, who in turn will appoint 5 lawyers to manage Nowland Estates Homeowner's Association. The cost to the association will be charged at the lawyers billing rate, which will be passed on to the homeowners.

If necessary, the Board is willing to hold a special meeting in October to meet with interested homeowners in joining the Board.

#### **Meeting Schedule**

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, November 15, 2023, from 6:30 to 8 pm.

#### **Adjournment**

Meeting adjourned at 7:45 pm.

Don Bauman  
Secretary