

Nowland Estates Homeowner's Association
PO Box 871764
Canton, Michigan 48187
November 15, 2023

Board Members

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

Guests

Jason Cohen
Kelly Aquino - Excused
Nick Aquino
Elizabeth Varney
Mike Varney- Excused
Jim Aigner
James Neilson
Dave Stendardo
Anantha (Andy) Sondor

Call to Order

The Acting President called the meeting to order at 6:36 pm.

Treasurer Report

No report

Landscaping

No report

Open Discussion

The purpose of this meeting was to establish new officers for the Board and committee directors.

The various positions and duties were discussed and reviewed. Short term goals are Palmer Pond concrete pipe repair; Pump inspection in the spring; landscape mulch in the spring; review 30 year old By-Laws; Township Road Program (\$2,500 sub investment for \$50,000 of road work; see township website under roads). There is a yearly Township meeting to disseminate information to the subdivisions in Canton. A new Landscaping and Snow Removal contract needs to be solicited.

The Palmer Pond pump and electrical repair invoice was \$19,000. We will need to make instalment payments through February 2024.

It is recommended that yearly dues be increased from \$355 to \$390.

NEHOA purchased an emergency gas powered pump as back up in case of a pump failure.

The following will be the new officers and directors:

President: Mike Varney

Secretary: Kelly and Nick Aquino

Treasurer: Anantha (Andy) Sondor – Tentative

Landscaping: Jason Cohn, Jim Aigner, and Jim Neilson

Pumps: Dave Stendardo and Randy Giannini

Webmaster: Elizabeth Varney

The new board will meet with their respective counterparts individually to work on the transition.

The president will need to go to Canton office and change Nowland Estates Homeowner's Association president from Jim Mettlach to Mike Varney and schedule calendar year 2024 meetings.

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, 2024 schedule to be determined, from 6:30 to 8 pm.

Adjournment

Meeting adjourned at 7:35 pm.

Don Bauman

Secretary