



BOARD MINUTES – SCHULTZ ESTATES II MAY 21, 2024

The Meeting was called to order at 10:10 AM

In Attendance: Joanne LaRue, Wendy Callahan, Gina Austin & Amy Davis

Absent: Bert Copple and Dan O’Neill*

* Dan was excused from this meeting by the President and all following meeting this summer by the Board. He will share his monthly agenda with the President who will then share his thoughts at each following board meeting.

MOTION BY Wendy Callahan for APPROVAL OF THE EXECUTIVE MINUTES FROM APRIL 2024, seconded by Joanne LaRue.

MOTION BY Wendy Callahan for APPROVAL OF THE APRIL 2024 FINANCIAL REPORT, seconded by Gina Austin.

The President bypassed the Agenda temporarily to present the following:

Safety King was rescheduled for June 3. There are 10 units spread between the 3 apartment buildings. JOANNE WILL POST the new schedule on each unit door along with the notation of late fees being waived.

Gutter Cleaning: Residents have requested advance notice in order to protect their beds, furniture, etc. from the mess. DAN INDICATED HE WOULD POST SIGNS.

Bruttell Roofing: Building # 28 on Elizabeth Way is scheduled for a roof this summer. Residents have asked for a 2 week notice prior to roofing. AMY TO INFORM MIKE AT BRUTTELL.

Synergy: They need to turn on sprinkler systems. Dan has placed several calls to Vince. Follow-up needed perhaps when Vince presents his assessment of work for Association, he can advise on sprinklers.

Diana and Mulch: Joanne and Dan placed a call to First Choice regarding mulch and spreading of same at the two corners of Diana. Approximately 10 yards \$1000. estimate.

Back to the Agenda: DAN NEEDS TO CHECK on 17540 Edward Circle to see if residents pulled a permit prior to board vote or, did they complete the work without board approval. This concerns landscaping and a patio.

There was an extensive and lengthy discussion concerning the common areas on each corner of Diana regarding the **mulch issue**. This included street perimeters, involvement of other neighbors, Association cost, resident cost-sharing, practicality of various choices, and the choices. Wendy Callahan strongly opposed mulch for this area for the reasons of reoccurring cost, where to draw the line as far as other areas and other neighbors. Her suggestion was “Snow on the Mountain” or similar spreading vegetation. There was no vote but it appeared her argument was strong and the Board went along with her thinking. **THERE WILL BE NO MULCH!**



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MISCELLANEOUS: Synergy needs to provide assessment and cost for scope of work in the community that was discussed on the “walk”.

In the future, for large dollar amounts such as rotation work, First Choice needs to be on a contract.

Carpet – 2 foyers to be completed June 3. JOANNE TO POST NOTICE IN APARTMENTS.

Apartment keys for building 31. DAN TO STATUS ON DISTRIBUTION.

Amy received word from counsel that \$500. could legitimately be charged for leasing procedure.

MOTION TO APPROVE \$500. Wendy Callahan, seconded Gina Austin.

A discussion regarding leaving Hirtzel and going with MAG Law in St. Clair Shores followed.

Amy expressed her familiarity with firm and ease of a working relationship as far as fairness in billing and response time with other Associations. AMY WILL COMPRISE A COST COMPARISON FOR ATTORNEY FEES/COLLECTIONS, ETC. AND TAKE AN EMAIL VOTE ON THE MOVE.

The Board had questions regarding City Certification of rental units and various new measures that could be taken concerning rentals. The Association can obtain a license from the City and require a certified inspection. We may not have to do a by-law change but simply a rules and regulation change.

The City would also be responsible for lawsuit if rental property is not in compliance. More information is needed concerning this issue and what steps the Association must take to put into place.

It was also decided that if we do switch counsel that MAG Law would put all this in place for the Association.

Lastly, Wendy Callahan request from AMI a cost analysis for fencing, replacement/repair. She is going to research vinyl fencing as an alternative to our wood fences. Exchanging out the wood as needed.

She advised the Board that it has a longer life and is just as durable as wood with less repairs. This effort is looking to the future and saving money for our aging Association.

The next meeting will be June 26, 2024 at Wendy Callahan’s home on West Ida at 10:00 AM. The library is not available.

The meeting was adjourned at 11:54 AM

Respectfully Submitted:

Joanne LaRue, President Acting as Recording Secretary