

**MINUTES FOR SCHULTZ ESTATES II MEETING
JANUARY 23, 2025**

The meeting was called to order at 11:17 am. Wendy Callanan, Bert Copple, Patrick Griffis, Denise Valentino, Gina Austin, Dan O'Neil, and Amy Davis were present.

Approval of Minutes. Motion to pass minutes for November and December by Patrick, Wendy seconded. Passed 5-0.

Approval of December Financials. Motion to approve financials for November and December by Wendy, seconded by Patrick. Passed 5-0.

EXECUTIVE SESSIONS

- A. **Discussion on by-law changes with attorney– it will be very difficult to change by–laws if we cannot get quorum.**
- B. **Marijuana – must show an existence of a nuisance that is affecting more than one co-owner, we will not have an easy time to prove existence of a nuisance. We can create policy for marijuana use in common elements and public areas, but we cannot restrict use in private homes. Start letters to the complainant for gathering info, and a letter of concern to the unit about concerns.**
 - i. **Rule to prevent smoking marijuana in outside/public spaces.** Motion to include rule made by Denise, seconded by Wendy. Passed 5-0.
- C. **Community functions for common area use – proceed to enjoy, but ensure vendors have insurance policies in place and add us as an additionally insured. Bert will begin working on a plan for July to bring the community together for next meeting.**
- D. **For garbage/dumping issues - special fines and pass through charges for co-owners. Surveillance cameras can provide deterrence and help with pursuing fees and fines. Still no solution for this issue. Will revisit in the future.**
- E. **Leasing program – what is the reasonable charge and apply it. Perhaps a higher charge for first year and then a lower price or years thereafter. The advice of counsel is have a cap, understand that hardship exceptions may exist, but once a rental unit is designated, it remains a rental until the property is sold or transferred. Motion to direct AMI to discover and designate leased units to report to the board at the next meeting, and costs for processing.** Motion by Gina, seconded by Patrick. Passed 5-0.

OPEN BUSINESS

- A. **42133 E EDWARD.** Grading will happen on the entire building, looking at raising patio as an option when weather breaks. Nothing else inside the basement will be done.
- B. **42697 JONATHAN PLACE FIRE.** Work is almost complete. Garage door delayed due to holidays and weather. Floor painting to be completed in the spring.
- C. **STORM SEWER REPAIR ON ELIZABETH.** Wendy motion to approved, Denise seconded. Approved 5-0.
- D. **SICK TIME POLICY FOR DAN O'NEIL.** Dan will acquire 1 hour of sick time for every 30 hours worked starting in February. Nothing to vote on, state law.
- E. **LEASING PROGRAM.** Directive given to AMI for next meeting.
- F. **VINYL FENCING.** First property will be 42705 Jonathan Pl, Clinton Twp, MI 48038, and the fencing around Dan's work building.
- G. **BALCONY PROJECT 2025.** Contract will be signed by Wendy soon.
- H. **LEAF GUARD GUTTERS.** Still waiting on more details.

- I. **NEW TRASH CONTRACT.** Motion to contract with Car Trucking starting this year, made by Wendy, seconded by Patrick. Passed 5-0. Will get details from AMI on the start/finish date.
- J. **ISSUE WITH BILLING FOR SIMPLY SAFE.** Billing for SimplySafe is not processing – AMI will check on billing.

NEXT MEETING: February 20, 2025 at 10 am at the South Branch Library

ADJOURNMENT. Motion by Wendy Callanan. Second by Bert Copple. Passed at 12:44 pm.

Respectfully submitted,

Bert Copple, Secretary and Treasurer