

# Brookside of Livonia

## A Condominium Community

Association Informational Meeting Minutes

October 23, 2008

- A. Open Meeting – Welcome
  - a. Board of Directors introductions
  - b. Management Company introduction
  
- B. Overview of 2008 Accomplishments
  - a. Tree replacement and fertilization
  - b. Fountain installation and electrical installation to power the fountain
  - c. New community website
  - d. Quarterly newsletter
  - e. Villa deck sealing
  
- C. 2009 Proposed Projects
  - a. Completion of tree replacements
  - b. Mulch installation
  
- D. Management Report
  
- E. 2009 Association Fees
  - a. Review proposed budget
  - b. Review long-term projects
  - c. Road re-surfacing
  - d. Mulch
  
- F. Co-owner Open Forum
  - a. New light pole damaged – will C&G repair?
  - b. Egress window cover
    - i. Does not open
    - ii. Add foam to seal cover
    - iii. Roy Hybl is investigating how to fix cover
    - iv. Need company name that supplied covers (Mary). Post info on website.
  - c. Snow removal
    - i. Favorable rating for C&G snow removal service
    - ii. Board will closely monitor snowfall and services provided by contractor
    - iii. Need to minimize costs
  - d. Paint
    - i. 32901 Brookside Circle – current paint may not last until 2011.
    - ii. Villa monthly fee to be \$175 per month instead of the proposed \$165 per month to increase reserve.
    - iii. Lisa and Jason have Villa front door paint code.
  - e. Glass block side light at 32949 Brookside Circle
    - i. Compliant that window detracts value of unit
    - ii. What is the Board doing about it?
  - f. Adding more trees to common area
    - i. Look into moving bushes between condo buildings
  - g. Some Villa front porches look bad
    - i. Cement is cosmetically bad
    - ii. Look into ways to improve

- h. Tire tracks on driveways
  - i. C&G equipment is leaving tire track on driveway cement while cutting lawn.
  - ii. Talk to C&G
- i. Mosquitoes
  - i. Ponds are treated with organic material to reduce mosquitoes
- j. Signage for no solicitation to be done in 2009
- k. Put Villa deck gate information on website.

G. Adjournment