

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