



HOA 2023 Annual Meeting  
September 28, 2023

# Agenda

- Welcome
- Board Member Introductions
- 2022 & 2023 Financials
- Cash Reserve Planning
- Catch Basin Repair Update
- New Business/Discussion

# 2023 Board Members

- |                     |           |
|---------------------|-----------|
| ▪ John Woodman      | President |
| ▪ Joan Bisciotti    | Treasurer |
| ▪ Dale Jones        | Member    |
| ▪ Mike Romanowski   | Member    |
| ▪ Brittany Busacker | Member    |

## Treasurer Reports

### ■ August 2023 Report →

#### Financial Statement August 2023

Cash in Citizens Bank as of August 01, 2023

Checking Account	\$ 3,787.50
Savings Account	\$ 121,247.78

Revenue

Savings Acct Interest	\$ 0.24
Total Revenue	\$ 0.24

Expenses

Landscaping	\$ 2,225.00
Certified letters/stamps	\$ 37.71
Total Expenses	\$ 2,262.71

Transferred from Savings to Checking

\$ 102,437.50

Invested in Annuity from Checking

\$ 100,000.00

Cash Balance as of End of Month

Checking Account	\$ 3,962.29
Savings Account	\$ 18,810.52
12 mo CD 4%APR - 12/20/22 (qtrly compound)	\$ 203,948.50
annuity - 08/03/23	\$ 100,000.00
	<u>\$ 326,721.31</u>

Prepared By:

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Treasurer - Joan Bisciotti

Approved By:

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President - John Woodman

# 2022 Budget Performance

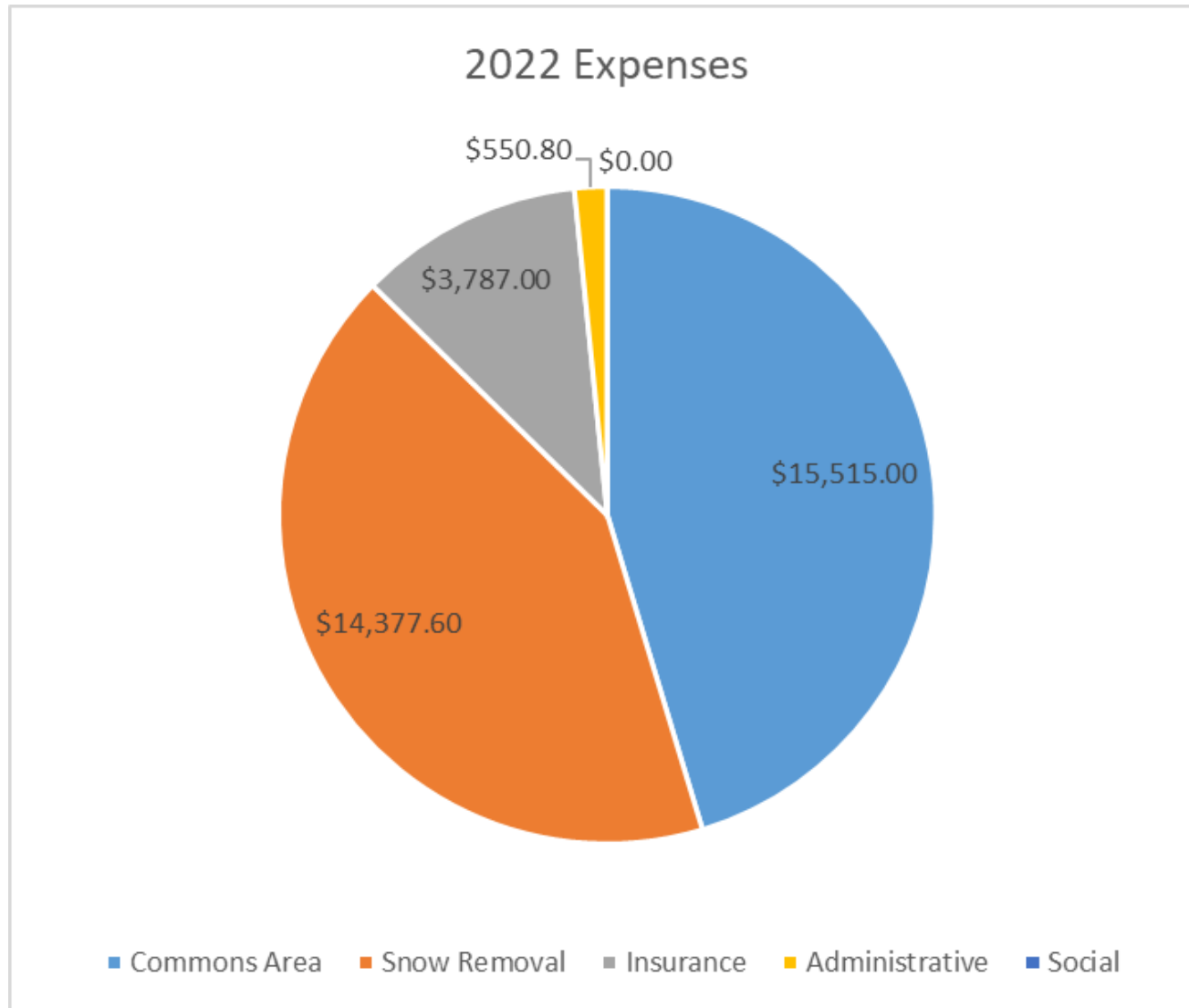
## INCOME

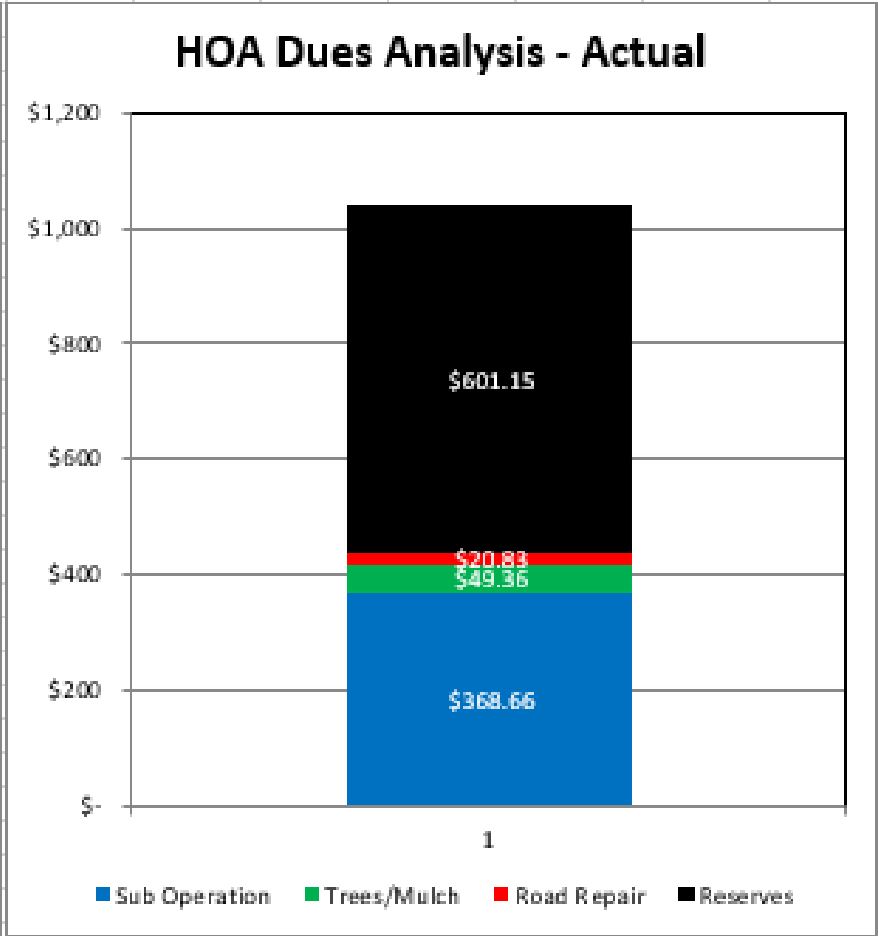
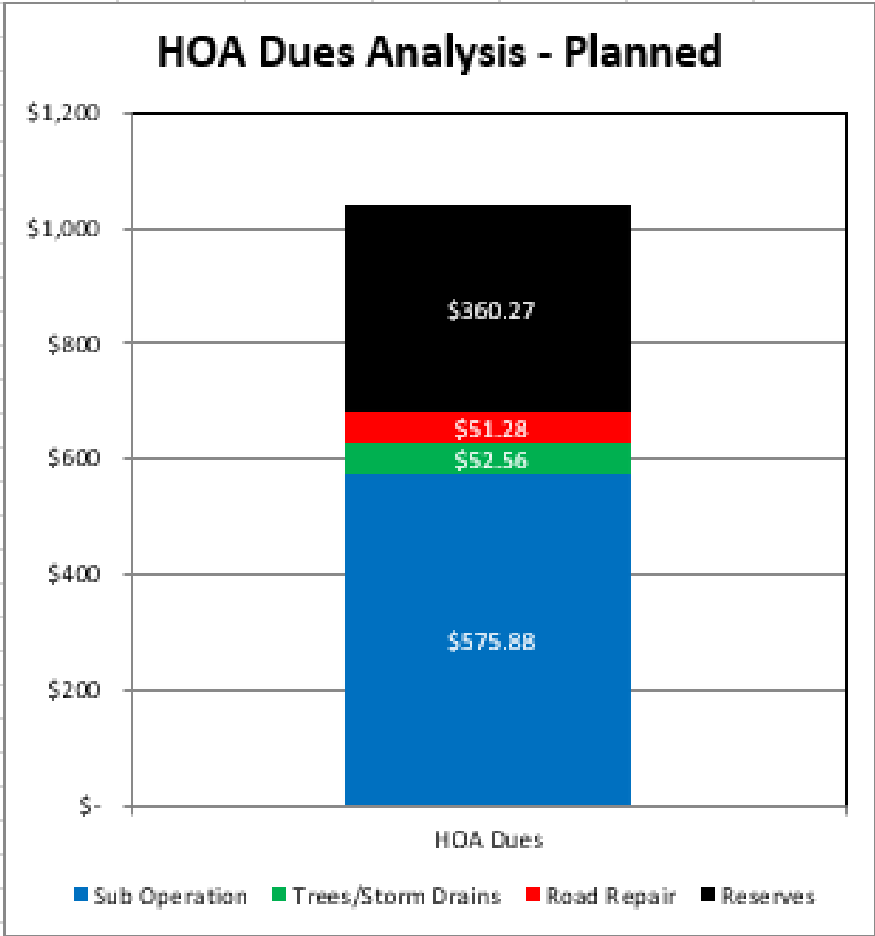
	2022		2022
	Budget	Actual	Delta
2022 Assessments	\$81,120	\$81,120	\$0
Late Fees / Refunds / Interest		\$26	-\$26
Total Income		.	

## EXPENSES

<b>Commons Area Maintenance</b>			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,500	\$10,040	\$2,460
Mulch	\$0		\$0
Road Repairs	\$4,000	\$1,625	\$2,375
Bridge Repair/Maintenance	\$400		\$400
Commons Area Tree Trimming (Cul-de-sac's)	\$1,500	\$3,600	-\$2,100
Commons Area Tree Removal / Maintenance (Leaf Removal)	\$200	\$250	-\$50
Storm Drain Yearly Maintenance	\$2,000		\$2,000
Signs and Mailboxes	\$12,636		\$12,636
<b>Snow Removal/Salt</b>			
Snow Removal/Salt	\$15,100	\$14,378	\$722
Snow Removal (\$100.00 per hour for snow in excess of 10"; not to exceed \$400.00 per push)	\$400		\$400
<b>Insurance</b>			
HOA Insurance Coverage	\$3,600	\$3,787	-\$187
<b>Website Fees</b>			
Website Hosting Fee	\$180	\$179	\$1
<b>Postage/Supplies/Fees</b>			
HOA PO Box Renewal	\$118	\$156	-\$38
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$29	\$21
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$125	\$166	-\$41
Assessment Envelopes and Address Labels	\$10		\$10
Non-Profit Corporation Filing	\$20	\$20	\$0
<b>Social Activities</b>			
Poplar Road 4th of July Decorations	\$25		\$25
Poplar Road Fall Decorations	\$40		\$40
Poplar Road Christmas Decorations	\$35		\$35
Ice Cream Social	\$80		\$80
Total Operating Expenses	\$53,019	\$34,230.40	\$18,788.60

## 2022 Expenses by Category





Postponed Mailbox Repair and Storm Drain Maintenance



# 2023 Budget as of Sept 28

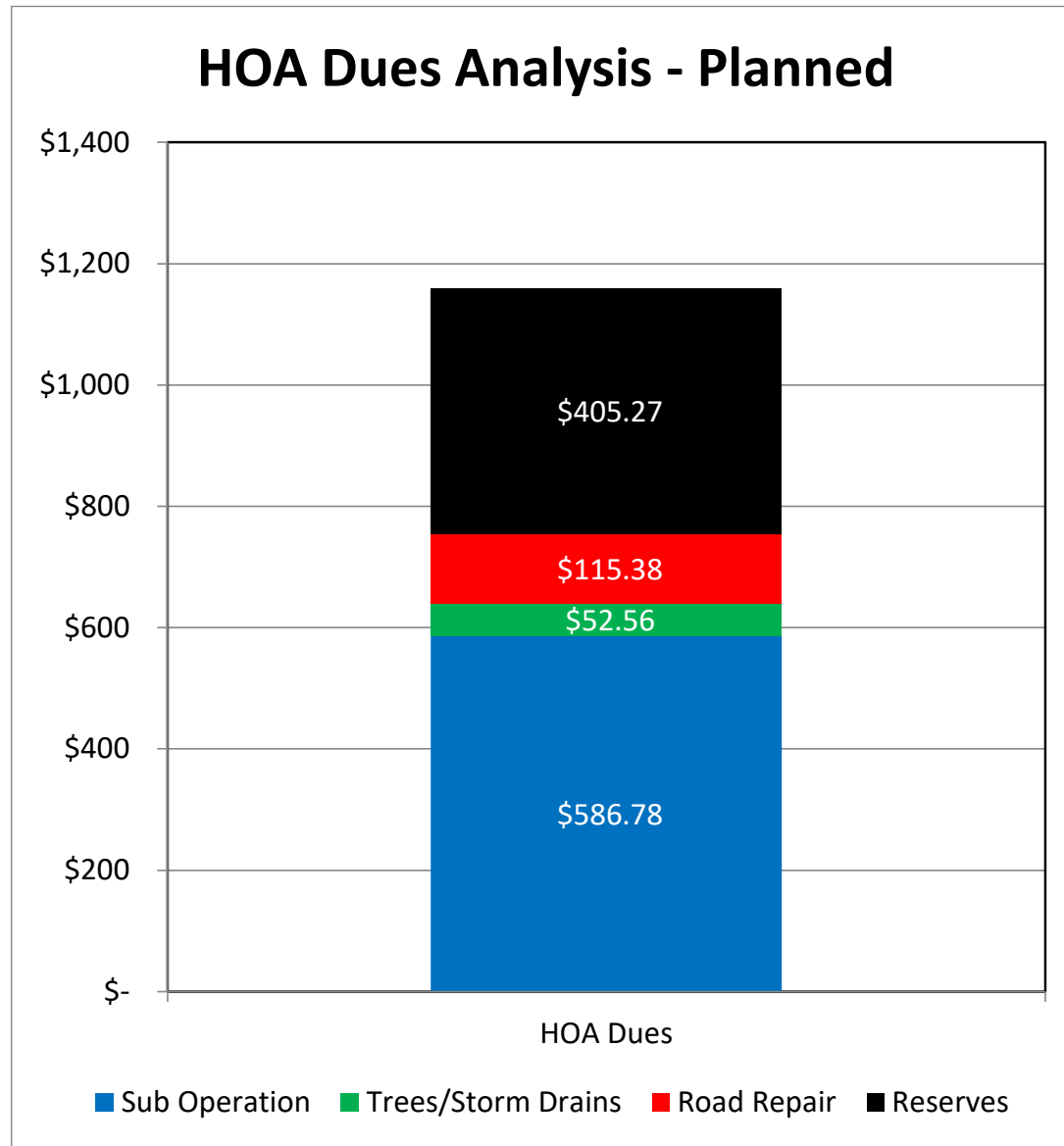
## INCOME

	2023		2023
	Budget	Actual	Delta
2023 Assessments	\$72,930	\$72,930	\$0
Late Fees / Refunds / Interest		\$7	-\$7
<b>Total Income</b>	<b>\$72,930</b>	<b>\$72,937</b>	<b>-\$7</b>

## EXPENSES

<b>Commons Area Maintenance</b>			
Grass Mowing/Fertilizer (1-crabgrass, 2- broad leaf weed control and 1-root strengthening in fall)	\$12,500	\$3,990	\$8,510
Mulch	\$2,000		\$2,000
Road Repairs	\$9,000	\$16	\$8,984
Bridge Repair/Maintenance	\$400		\$400
Commons Area Tree Trimming	\$1,500		\$1,500
Commons Area Tree Removal / Maintenance (Leaf Removal)	\$200		\$200
Storm Drain Yearly Maintenance	\$2,000		\$2,000
Signs and Mailboxes	\$12,636		\$12,636
<b>Snow Removal/Salt</b>			
Snow Removal/Salt	\$15,100	\$8,700	\$6,400
Snow Removal (\$100.00 per hour for snow in excess of 10"; not to exceed \$400.00 per push)	\$400		\$400
<b>Insurance</b>			
HOA Insurance Coverage	\$2,551	\$2,588	-\$37
<b>Website Fees</b>			
Website Hosting Fee + 1 year Domain Name	\$180	\$200	-\$20
<b>Postage/Supplies/Fees</b>			
HOA PO Box Renewal	\$92		\$92
Stamps (assessment invoices, bills and miscellaneous mailings)	\$50	\$38	\$12
Printing (Directory update forms, Spring Clean-Up flyers & HOA Newsletter and attachments)	\$50	\$18	\$32
Assessment Envelopes and Address Labels	\$10		\$10
Non-Profit Corporation Filing	\$20		\$20
<b>Social Activities</b>			
Poplar Road 4th of July Decorations	\$25		\$25
Poplar Road Fall Decorations	\$40		\$40
Poplar Road Christmas Decorations	\$35		\$35
Ice Cream Social	\$80		\$80
<b>Total Operating Expenses</b>	<b>\$58,869</b>	<b>\$15,549.47</b>	<b>\$43,319.53</b>





## 2023

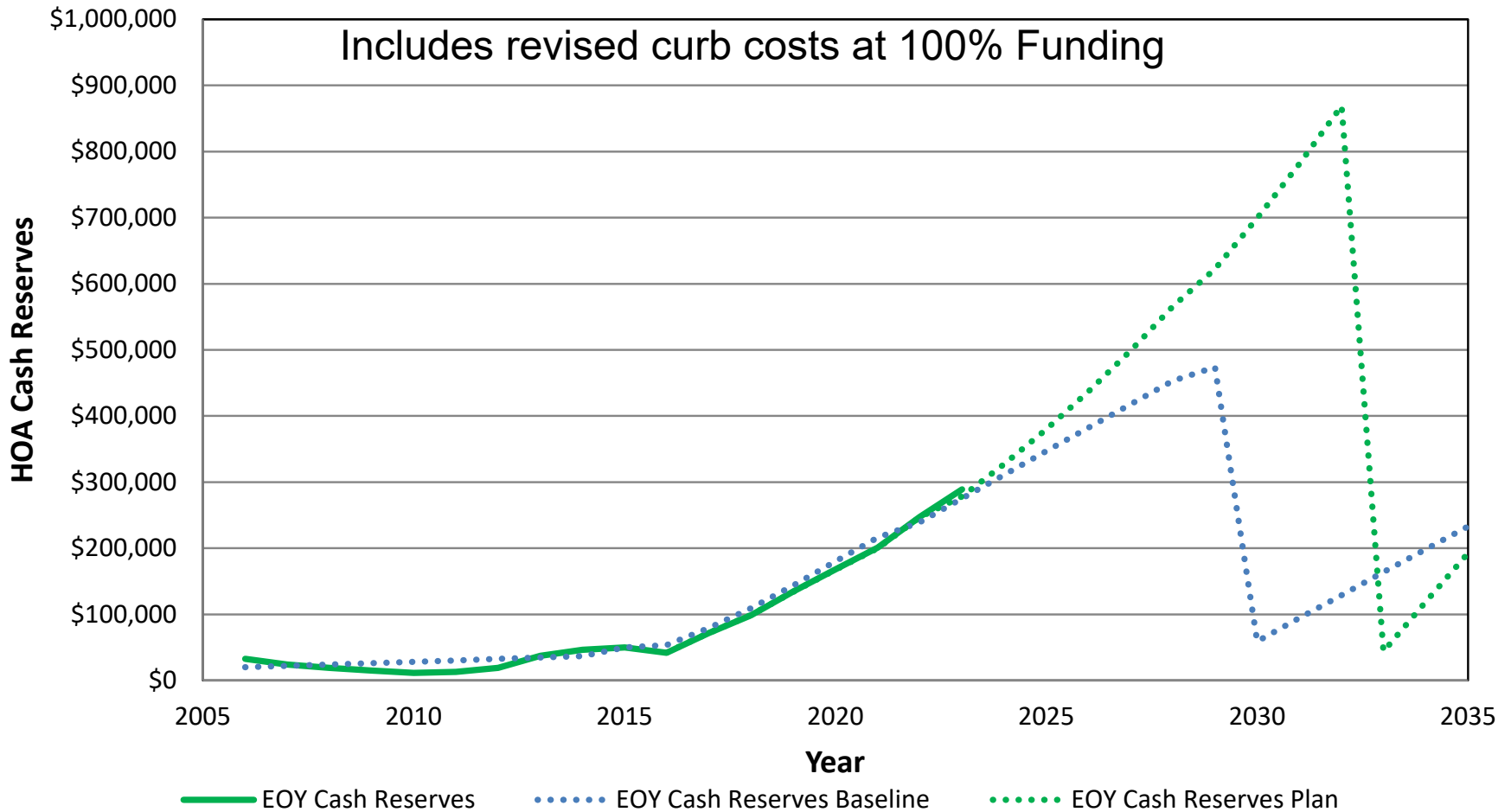
- Storm Drain / Pond System
  - Budget \$2,000 per year to cover maintenance
  - Drain system connects each homes sump pump to the storm drain system
  - If the storm drain gets damaged or plugged, sump pumps will not be able to properly discharge water. This could lead to water in your basement.
  
- Road Crack Sealing
  - Plan includes \$9,000 road maintenance project
  - Road cracks were sealed in 2021
  - Additional crack sealing in 2022 to cover new cracks / damage sealant

## Planning Assumptions

- Mailbox maintenance and updates
  - Use current quote of \$11,000 (2015) → Next update in ~~2022~~ → 2024
  - Calculate future value using 2% inflation and 7 year cycle
- Dues inflation set to 1%
- Annual inflation set to 2% for costs
  - Reserve estimates at 15 and 45 years
- Road Estimates consider the following (2015 quote, ~~2030~~ 2033 replacement)
  - 15 years to mill / re-pave, 30 Years for the next iteration
  - Companies estimated future cost at 2% inflation
  - Currently planning for 100% funding at \$900,000
  - Use special assessments to cover variances in quotes received in 15 years
- Future Work
  - Attempt to get updated quote to see how latest inflation is impacting cost
  - Shift mailbox replacement to 2024

# Reserve Planning Estimates (900K, 100%)

## HOA Cash Reserves vs Time



# Reserve Planning Estimates (900K, 100%)

Includes revised curb costs at 100% Funding

Meeting Date	Year Ending	Actual Income	Actual Expense	Special Expense	Net Cash Flow	CD's / Interest	EOY Bank Total	EOY Cash Reserves	EOY Cash Reserves Plan	Special Assess / Other	Actual Dues	Projected Dues	Annual % Increase
2007	2006	\$19,200.72	\$15,912.27		\$3,288.45	\$12,500.00	\$20,197.78	\$32,697.78	0	\$540.72	\$239	\$239	0.00%
2008	2007	\$18,260.84	\$27,584.51		-\$9,323.67	\$13,000.00	\$10,874.11	\$23,874.11	0	\$500.00	\$228	\$228	-4.82%
2009	2008	\$43,493.56	\$48,366.89		-\$4,873.33	\$13,026.87	\$6,000.78	\$19,027.65	0	\$16,989.56	\$340	\$340	49.23%
2010	2009	\$26,855.99	\$31,863.27		-\$5,007.28	\$13,771.32	\$993.50	\$14,764.82	0	\$335.99	\$340	\$340	0.06%
2011	2010	\$28,080.00	\$31,274.95		-\$3,194.95	\$13,851.64	-\$2,201.45	\$11,650.19	0	\$0.00	\$360	\$360	5.88%
2012	2011	\$29,735.00	\$28,564.93		\$1,170.07	\$0.00	\$12,820.26	\$12,820.26	0	\$94.00	\$380	\$380	5.56%
2013	2012	\$30,810.00	\$24,341.10		\$6,468.90	\$0.00	\$19,289.16	\$19,289.16	0		\$395	\$395	3.94%
2014	2013	\$37,440.00	\$19,588.57		\$17,851.43	\$0.00	\$37,140.59	\$37,140.59	0		\$480	\$480	21.52%
2015	2014	\$38,660.00	\$29,196.46		\$9,463.54	\$0.00	\$46,604.13	\$46,604.13	0	\$50.00	\$495	\$495	3.13%
2016	2015	\$42,900.00	\$39,465.37		\$3,434.63	\$0.00	\$50,038.76	\$50,038.76	0	\$50.00	\$550	\$550	11.11%
2017	2016	\$45,240.00	\$31,288.51	\$22,000	-\$8,048.51	\$0.00	\$41,990.25	\$41,990.25	\$ 42,089.54	\$99.29	\$580	\$580	5.45%
2018	2017	\$56,550.00	\$26,875.90		\$29,674.10	\$0.00	\$71,664.35	\$71,664.35	\$ 71,888.64	\$125.00	\$725	\$725	25.00%
2019	2018	\$60,918.00	\$34,017.58		\$26,900.42	\$0.00	\$98,564.77	\$98,564.77	\$ 98,839.06	\$50.00	\$781	\$781	7.67%
2020	2019	\$66,690.00	\$31,743.83		\$34,946.17	\$0.00	\$134,569.58	\$134,569.58	\$ 133,785.23		\$855	\$855	9.57%
2021	2020	\$69,810.00	\$36,287.23		\$33,522.77	\$0.00	\$168,114.65	\$168,114.65	\$ 167,326.53	\$18.53	\$895	\$880	2.89%
2022	2021	\$72,930.00	\$40,347.11		\$32,582.89	\$21.66	\$200,697.54	\$200,719.20	\$ 199,909.42		\$935	\$935	6.23%
2023	2022	\$81,120.00	\$34,230.40		\$46,889.60	\$17.75	\$247,587.14	\$247,604.89	\$246,799		\$1,040	\$1,040	11.22%
2024	2023	\$90,480.00	\$46,233.00	\$12,636	\$31,611.00	\$9,833.33	\$279,198.14	\$289,031.47	\$278,410		\$1,160	\$1,160	11.58%
2025	2024	\$95,624.55	\$47,157.66		\$48,466.89	\$5,500.00		\$5,500.00	\$326,877			\$1,226	5.69%
2026	2025	\$100,914.14	\$48,100.81		\$52,813.32	\$5,500.00		\$5,500.00	\$379,690			\$1,294	5.53%
2027	2026	\$106,353.03	\$49,062.83		\$57,290.20	\$5,500.00		\$5,500.00	\$436,980			\$1,364	5.39%
2028	2027	\$111,945.62	\$50,044.09		\$61,901.53	\$5,500.00		\$5,500.00	\$498,882			\$1,435	5.26%
2029	2028	\$117,696.40	\$51,044.97		\$66,651.44	\$3,666.67		\$3,666.67	\$565,533			\$1,509	5.14%
2030	2029	\$123,610.05	\$52,065.87	\$14,514	\$57,029.92	\$0.00		\$0.00	\$622,563	\$0.00		\$1,585	5.02%
2031	2030	\$129,999.63	\$53,107.18		\$76,892.45	\$0.00		\$0.00	\$699,456			\$1,667	5.17%
2032	2031	\$136,253.50	\$54,169.33		\$82,084.17	\$0.00		\$0.00	\$781,540			\$1,747	4.81%
2033	2032	\$142,685.02	\$55,252.71		\$87,432.30	\$0.00		\$0.00	\$868,972			\$1,829	4.72%
2034	2033	\$131,493.09	\$56,357.77	\$900,000	-\$824,864.68	\$0.00		\$0.00	\$44,108			\$1,686	-7.84%
2035	2034	\$132,006.23	\$57,484.92		\$74,521.31	\$0.00		\$0.00	\$118,629			\$1,692	0.39%

Propose to re-quote road to understand inflation impact

### ■ Catch Basin Deterioration

- Service request # ~~215559~~ 263264 filed 7/8/2019, includes 16263/16266 Linden Ct, 45094 Oak Forest Drive, **16290/16305 Aspen Valley** (still open): Status open
- Calling Wayne county frequently **888.762.3273**
- Working with Northville Township and state representatives to get this addressed
- SR# 280592 - 16263/16266 Linden Ct, 45094 Oak Forest Drive – Closed
- SR# 282153 – 45094 Oak Forest Drive drain clean out – Closed

### ■ Lesson Learned – one address per service request!

### ■ More catch basins need repair each year

- If you see one, you can report it through HOA
- Once we have open service requests – feel free to call for status






## Township Road Maintenance



Wayne County's Townships include Brownstown, Canton, Grosse Ile, Huron, **Northville**, Plymouth, Redford, Sumpter, and Van Buren.

The County also is not responsible for access streets within condominium developments. Those are private streets, the maintenance of which is paid for out of association fees.

**Warren C. Evans**  
Wayne County  
Executive



**Beverly Watts**  
 Director of Public  
 Services

 Email
  (313) 224-7600

Public Services

< Roads

Roads

Road Alerts

5 >

Report a Road Haz...

3 >

## Road Committee

- NH road notes

- Report indicates that the total cost of replacement is > \$10,200,000
- They have 9.3 miles of roads and do not include Poplar in their plan
- Simple math → \$1,100,000 per mile
- Total repair plan is > \$3,000,000
- Road Repair phased over 10 years at \$300,000 per year for 10 years
- Dues increases over the next 10 years to fund road repairs (\$1500 - \$2150)

- Work with township and county to determine if we can secure some funding similar to NH

Add in John data for latest Road estimate?



# Future Planning

- What other items to plan for?
  - Road Sign Replacement (in 2016 it was \$1170 per sign)
  - Path Repairs
  - Commons Sidewalks
  - Major Bridge Repairs
  - Other ideas / suggestions?



- Investment strategy for reserve money > \$50K

# 2023/24 Goals

- Maintain homeowner value with landscaping and infrastructure maintenance
  - Commons tree trimming and maintenance
  - Storm drain maintenance
  - Subdivision roads / maintenance (surface cracks)
- Annual Spring Cleanup
- Update of Neighborhood Directory
- Woodlands South Newsletter - post to website
- Investigate Wayne County subsidizing roads repair / replacement
- Catch Basin Repairs

# New Business/Discussion

- Sidewalks / lifting concrete slabs that create trip hazards
  - Commons sidewalks
  - Homeowner sidewalks
  - Township guidelines
- Questions, concerns or ideas?

**What about info on  
CD / Annuities?**