

**ANNUAL WEST POINT HILLS SUBDIVISION HOMEOWNERS ASSOCIATION MEETING
SATURDAY April 12, 2025, HAMBURG TOWNSHIP LIBRARY**

MINUTES

In attendance: (Lot 2), (Lot 3), (Lot 6), (Lot 8), (Lot 16), (Lot 17), (Lot 22), (Lot 23), (Lot 28), (Lot 32), (Lot 33), (Lot 36), (Lot 38), (Lot 39), (Lot 41), (Lot 42)

Meeting called to order at 10:08 by Eric Waltersdorf, Association President.

Reading of minutes from Previous Annual Meeting (April 27, 2024):

- Request made to Amend the 2024 Annual Meeting Minutes as follows:
 - Question: Is the Homeowners Association Corporation? Answer: Yes.
 - Statement: A forecasted budget is required by a Michigan corporation.
- Motion made to accept proposed amendment.
- Motion passed unanimously.

Report of Officers:

- President introduced Board Members
- Treasurer's Report
 - Report (See Attachment) Reviewed with no open questions
 - 2025 Dues Assessment will be \$170 per Lot
 - Motion to approve budget
 - Motion passed unanimously.

Reports of Committees:

- None (no active committees in 2024)

Election of Directors:

- Nominations opened by President
- Motion made to retain the current board membership
- Motion to close nominations
- Motion to retain current board membership passed unanimously.
 - 2025 Association Board: Eric Waltersdorf, Jordan Kmiecik, Barb Davis, Al Charles, Gale Otremba, June Sadonis, Irene Ward, Tracy Gowan

Unfinished Business:

- Review of Deed Restrictions and Association governing documents
 - Deed restrictions, Articles of Incorporation, and Association By-Laws are now available on the Association website www.wphhoa.org
 - Initial review of the Deed restrictions indicates that some of the Deed restrictions are identical to Hamburg township requirements.
 - A committee will be formed to complete the review recommend changes to the Deed restrictions and other governing documents. Fred and Bruce agreed to be a part of the committee.

New Business:

- Energy Freedom Act and Board Policy

- A Solar Energy Policy has been adopted and published as required by the recently enacted Michigan “homeowners’ energy policy act” (Act No. 68, Public Acts of 2024).
- The Association’s solar energy policy is available on our association website www.wphhoa.org.
- The policy is intended to guide the Association board in the application of existing Deed restrictions on solar energy systems.
- The Solar Energy Policy will be included in the review of Association governing documents.
- Project Proposals – None
- Engineering Review of Subdivision Roads
 - Contacted Pat Hohl, Hamburg Township Supervisor to initiate review process
 - Our subdivision road conditions will be reviewed by the Livingston County Road Commission
 - The County will provide road repair options and cost estimates
 - A special subdivision meeting will be called to review options and cost estimates
 - Our subdivision will need a petition to move forward with any road work
 - Funding is through a special assessment district.

The minutes of the meeting we read by the Secretary. Motion to approve the meeting minutes as read. Motion seconded. Motion carried unanimously.

The 2025 Annual Meeting of the West Point Hills Homeowners Association adjourned at 11:54 am.

West Point Hills Homeowners Association 2024 Financial Summary and 2025 Operating Budget

2024 Financial Summary

Starting Balance	\$	10,448.68	
2024 Actual Expenses	\$	(3,045.87)	
2024 Dues Received	\$	6,070.00	Assessment & Late Fees (43 Lots x \$140/Lot Assessment + \$50 Late Fees)
Ending Balance	\$	13,472.81	

2024 Budget, 2024 Actual Expenditures and 2025 Budget Detail

Category	2024 Budget (Reference Only)	2024 Actual	2025 Budget	Comments
Other Expenses				
Attorney Fees (Review and update Articles of Incorporation, Deed Restrictions,	5,000.00	0.00	10,000.00	-Overall review and incorporate known updates required by state lawchanges. - Internal review of documents performed in 2024-5 prior to engaging attorney to ensure we get the desired result. - Budgetary amount from discussion with Attorney
Total Other Expenses	5,000.00	0.00	10,000.00	
Maintenance and Administrative Expenses				
Insurance (HOA Liability)	766.80	653.00	718.30	Budgeting 10% Increase over 2024
Landscaping Maintenance (Mulch, Weed Control)	2,365.00	300.00	2,365.00	Entryway will be mulched again in 2025. (New mulch was not needed in 2024.)
Entryway Insect/Hornet Control	249.00	0.00	249.00	Insect treatment. Only applied if needed.
Subdivision Road Snow Removal	1,764.00	1,680.00	1,848.00	Budgeting 10% Increase over 2024
Postage	50.00	27.20	94.17	\$.73 x 43 Lots x 3 Mailings
Office Supplies	150.50	21.75	100.00	
Zelle Fees		3.50	10.00	Fees paid for receipt of electronic dues payments through Zelle
Sandwich Board Sign Refurbishment	350.00	282.42	0.00	
PO Box Fee	56.00	58.00	58.00	
Non-Profit Filing Fee	20.00	20.00	20.00	
Total Maintenance and Administrative Expenses	5,771.30	3,045.87	5,462.47	
Total Expenses	\$ 10,771.30	\$ 3,045.87	\$ 15,462.47	Total Expenses = Maintenance & Admin + Other Expenses

2025 Annual Dues Assessment and Rationale

Starting Balance	\$	13,472.81	(2024 Ending Balance)
Budgeted Expenses	\$	(15,462.47)	(2025 Total Expenses from Budget Detail)
Target Budget Reserve (Set by Board as 1 year of currently budgeted Maintenance and Administrative Expenses.)	\$	(5,462.47)	(Association has no line of credit. Must maintain reserve to ensure cash on hand to pay bills.)
Required Income to meet Target Budget Reserve	\$	7,452.13	

2025 Dues Assessment

\$ 170.00

Required Income apportioned equally to 43 Lots in Association. Dues Assessment rounded to the nearest \$10 to simplify accounting.