

**ANNUAL WEST POINT HILLS SUBDIVISION HOMEOWNERS ASSOCIATION MEETING  
SATURDAY April 18, 2026, HAMBURG TOWNSHIP LIBRARY**

MINUTES

In attendance: Irene Ward (Lot 2), Jordan Kmiecik, Proxy (Lot 3), Elizabeth Powell, Proxy (Lot 5), Tracy Gowan (Lot 6), John MacDonnel, Proxy (Lot 7), Donald Meyer (Lot 8), John Gabany (Lot 14), Gale Otremba (Lot 16), Sue Goetz (Lot 17), Michael D Christie, Proxy (Lot 19), Steven Johnson (Lot 25), Eric Waltersdorf (Lot 32), Barb Davis (Lot 33), Albert Charles (Lot 36), June Sadonis (Lot 38), Bruce & Jan Pollock (Lot 39)

Meeting called to order at 10:05 by Al Charles, Association President.

**Reading of minutes from Previous Annual Meeting (April 12, 2025):**

- Eric Waltersdorf, Board Secretary, read the minutes
- No discussion
- No approval required as they were approved in the 2025 Annual Meeting.

**Report of Officers:**

- President introduced Board Members
- Treasurer's Report
  - Report (See Attachment) Reviewed with no open questions
  - Increase in cost to maintain boulevard due to rise in cost of materials
  - Increase in cost of snow plowing due to rise in cost of fuel
  - \$10k held over from 2025 for legal review of Association documents
  - 2026 Dues Assessment will be \$100 per Lot
  - Board approved budget in their 3/09/2026 working meeting

**Reports of Committees:**

- None (no active committees in 2025)

**Election of Directors:**

- Nominations opened by President
- Motion made to retain the current board membership by Sue Goetz, 2<sup>nd</sup> Jan Pollock
- All current board members agreed to serve again
- Motion to close nominations by Tracy Gowan, 2<sup>nd</sup> Jan Pollock
- Motion to retain current board membership passed unanimously.
  - 2026 Association Board: Eric Waltersdorf, Jordan Kmiecik, Barb Davis, Al Charles, Gale Otremba, June Sadonis, Irene Ward, Tracy Gowan

**Unfinished Business:**

- Review of Association documents, delayed from 2025
- Tree Removal discussion
  - Al Charles presented a question, paraphrased "Should we allow homeowners to remove diseased and dangerous at their own discretion without Board approval?"
  - Current rules state homeowners must seek board approval depending on the size of the tree being removed (see rules for exact requirements)
  - Feedback from attendees was to move in the direction of letting homeowners maintain their own property without consent of the Board
  - Board will draft a new policy

**New Business:**

- Engineering review of subdivision roads
  - Provided handout to attendees. Handout will be mailed to all homeowners, and put on website
  - Discussion items:
    - Review process by county
    - Costs involved for proposed work
    - Process to move forward
  - Personal statement by Al Charles that he would support the road work
  - Some interest shown by members
  - Sue Goetz asked if had heard any information about what West Point Hills 2 was thinking about their road work. Al Charles reported that they were not ready yet to present it to their members
- Curb and road vegetation control
  - Proposal by Eric Waltersdorf that members control the vegetation in front of their property in order to allow for proper drainage of roads, and to keep cracks from spreading.
  - In the future, the board could fund a maintenance effort
- Dumping of yard waste into "The Pit"
  - "The Pit" includes our storm water detention basin for the road run-off.
  - Members of WPH and WPH 2 have been observed putting yard waste into this area
  - A message will be included our annual newsletter to discourage dumping, and reminding them that it is illegal
  - The board proposed purchasing signs to help prevent dumping
    - Donald Meyer said he would support the purchase signs by the board
- A fee based yard waste recycling center, known as Tuthill Farms, is available nearby. <https://www.tuthillfarms.com/>

The minutes of the meeting we read by the Secretary. Sue Goetz moved to approve the meeting minutes as read. Jan Pollock seconded the motion. Motion carried unanimously.

The 2026 Annual Meeting of the West Point Hills Homeowners Association adjourned at 11:25 am.