



Plymouth Township, Michigan

ANNUAL Meeting

7:00 PM - Tuesday May 9th 2023

Masco Corporation Headquarters
17450 College Parkway, Livonia, MI 48152

AGENDA MINUTES

1) **COMMENCEMENT OF MEETING:** Time 7:05

2) **DIRECTORS ROLL CALL, SIGN IN**

- a) Jeff Horka, President **Present**
- b) Tony Gullitti, Vice President **Present**
- c) Kris Whise, Secretary **Present**
- d) Dave Smith, Treasurer **Present**
- e) Ali Kanberoglu, Director **Present**

3) **MEMBERS ROLL CALL**

Unit 1	present	Unit 10	present
Unit 2	present	Unit 11	present
Unit 3	Proxy 1	Unit 12	present
Unit 4	present	Unit 13	present
Unit 5	present	Unit 14	present
Unit 6	present	Unit 15	present
Unit 7	present	Unit 16	present
Unit 8	present	Unit 17	present
Unit 9	Absent	Unit 18	Absent

4) **QUORUM** 35% of units present required for quorum - Quorum achieved

5) **PROOF OF NOTICE** **Accepted**

- a) 1st Notice sent February 28, 2023
- b) 2nd Notice sent April 28, 2023

6) APPROVAL OF MINUTES

a) May 17, 2022 RBCA Annual Meeting Minutes

Distributed to membership on June 18, 2022 and April 28, 2023

b) Motion to by Tony Gullitti to approve RBCA May 17, 2022 Annual Meeting Minutes.

i) Seconded by: Mike Bailey

ii) Vote Results: Yay's 15 Nay's 0 (*Unit 17's owners arrived after vote*)

7) REPORT OF OFFICERS

a) President

i) Recently completed projects:

(1) Distribution of updated condominium documents

Binders with paper copies of updated condominium documents were distributed to each unit owner and acknowledged receipt by signature.

(2) General building repairs Completed

(a) Falling siding

(b) Falling shutters

(c) Window repair

(d) Rotted wood damage to be completed by June

(3) Storm damage repairs and clean up

(a) Loss of trees and screen fence, Walt and Jeff to fix fence

(4) Change in landscape contractor to improve our environment

RFPs were put out to multiple landscape contractors. MT Lawn and Landscape came in as low bidder for combined summer services and matching other low bidder for winter snow plowing. Young small company; expected higher quality care and service.

(5) Discussions with Township Supervisor and Police Department

(a) Tait's Cleaner's property has pending offer to become a break/relax area (possible coffee shop) and/or bicycle repair location

(b) Worked with Township Ordinance officer to track down source of excessive noise / humming – repairs made at industrial building – noise reduced or eliminated

(c) Traffic and safety – Township officer has been assigned to the Hines Drive / Northville Road intersection to enforce the speed limit and traffic signal.

(d) Possible sidewalk connection to the City of Plymouth and Hines Park walks. It "could be" funded a couple different ways; part of the "Sidewalk Gap" fund, part of the Wilcox Lake clean up, or a special assessment.

(6) Plymouth Community Update

- (a) Wilcox Lake will be having dredging done to enhance the water quality and depth; invasive species plants removed and new native vegetation planted
- ii) Upcoming projects:
 - (1) Pavement repairs
 - (a) Pavement patching is scheduled to be completed in the next month or two.
 - (2) Catch basin repairs
 - (a) As part of the pavement repair work, the catch basin near the Northville Road approach will be raised to be flush with surface again
- b) Vice-President
 - i) Roof inspections
 - (1) Exterior inspections complete
 - (a) Minor repairs completed
 - (b) From exterior inspection only, Kearns Brothers recommended estimated life expectancy of existing shingles to be between 3-8 years depending on the building.
 - (2) Distribution of Sign-Up sheet to schedule interior roof inspections
 - (a) Dates provided by the RBCA contractor to perform the interior roof inspections are:
 - (i) June 2, 8:30 AM –
 - (ii) June 10, 8:30 AM –
 - (iii) July 7, 12:30 PM –
 - (iv) A sign-up sheet was passed around which each unit checked a box for a day to be available for the interior inspections.
 - (3) Gutter downspout cleaning, evaluations and repairs
 - (a) General discussion regarding the need to repair/replace gutters and timing of when could be done. Best replaced when roof are replaced.
 - ii) Drainage improvements behind units 1 & 2
 - (1) Due to standing water and soggy ground issues after rains, the side and rear areas of building 1 will be regraded to direct water away from the building and offsite.
 - (2) Colleen Roney stated there is an area which holds water after a rain outside her unit as well.
 - c) Treasurer
 - i) Annual Audit –
 - (1) Annual audit was performed as required.
 - (2) Audit report was emailed out to all units as part of the 2nd meeting notice
 - (3) Overall Results:
 - (a) Beginning bank balances for both bank accounts reconcile to the 2021 audit ending balances

10) NEW BUSINESS

- a) Landscape improvements
 - i) Northville Road screening
 - (1) Fence and vegetation are being considered – many pros and cons to both options
 - (2) Need to find out if there are Township restrictions for the frontage
 - ii) Lawn improvements
 - (1) MT Toth will be spreading topsoil, seed and straw to begin re-establishing our lawn
 - iii) Vegetation replacements
 - (1) 1 tree is scheduled to be installed due to the tree lost during the storms.
 - (2) Stumps will be ground
 - (3) Other vegetation “could” be planted by unit owner but plant type and location needs to be submitted to the Board for review and approval.
- b) RBCA Picnic
 - i) June 22, 2023 in 43015 driveway, 6:30-10 PM
 - ii) Sign-up sheet will be distributed in early June to volunteer a “dish to pass”

11) ELECTION OF OFFICERS

- a) Nominations
 - i) Two nominations required for 2023-2025 term
 - (a) Chris Hanley motions to elect Jeff Horka and Colleen Roney to the BOD for the term of 2023-2025.
 - (i) Seconded by: Tara Dueñas
 - (ii) Vote Results: Yay’s 16 Nay’s 0

12) MEMBER COMMENTS

- a) Presentation by Unit 11 owner Patty Pozios – additional community updates
 - (a) Northville Downs
 - (i) Patty distributed an information sheet regarding the ongoing process for Northville Downs being relocated to Plymouth Township
 - (ii) Recommended people attend planning commission meetings to be sure their voices are heard.
 - (b) Salem Township – possible waste water treatment plant being challenged due to concerns over Tonquish and Fellows Creeks

13) ADJOURNMENT: TIME: 8:30 PM