



Plymouth Township, Michigan

## ANNUAL Meeting

7:00 PM - Monday May 11<sup>th</sup> 2026

Plymouth Township Hall – Multi-Purpose Room  
9955 North Haggerty Road, Plymouth MI 48170

### AGENDA *MINUTES*

1) **COMMENCEMENT OF MEETING:** Time *7:00 PM*

2) **DIRECTORS ROLL CALL**

- a) Jeff Horka, President *Present*
- b) Melissa Mistak, Vice President *Present*
- c) Kris Whise, Secretary *Present*
- d) Nancy Davis, Treasurer *Present*
- e) Alex Roney, Director *Present*

3) **MEMBERS ROLL CALL**

- |   |  |
|---|--|
| Unit 1 <i>Anna Miller Present by Proxy to Ettore Fantin</i>   | Unit 8 <i>Scott Klender Present by Proxy to Kris Whise</i> |
| Unit 2 <i>Walter &amp; Melissa Mistak, present</i>            | Unit 9 <i>Dawn Tucker, present</i>                         |
| Unit 3 <i>Lisa Wiest Phillips, present</i>                    | Unit 10 <i>Rebecca Silva, present</i>                      |
| Unit 4 <i>Jeff Horka, present</i>                             | Unit 11 <i>Patty Pozios, present</i>                       |
| Unit 5 <i>David Smith and Nancy Davis, present</i>            | Unit 12 <i>Kris Whise &amp; Mike Bailey, present</i>       |
| Unit 6 <i>Kevin Wagner Present by Proxy to Jeff Horka</i>     | Unit 13 <i>Ali Kanberoglu, present</i>                     |
| Unit 7 <i>Ricardo Dueñas Present by Proxy to Jeff Horka</i>   | Unit 14 <i>Chris Hanley, present</i>                       |
| Unit 18 <i>Ariana Strzalka &amp; Alaina Strzalka, present</i> | Unit 15 <i>Beth Mueller, present</i>                       |
|   | Unit 17 <i>Tauha Bhatti, present</i>                       |

### PROOF OF NOTICE

- a) 1<sup>st</sup> Notice sent January 12, 2026
- b) 2<sup>nd</sup> Notice sent March 16, 2026

4) **QUORUM**

- a) 35% of 18 units = 6
  - i) *18 units present in person or by proxy*

## 5) APPROVAL OF MINUTES

- a) Minutes of May 13, 2025 Annual Meeting
  - i) *No comments received after last year's meeting minutes distribution*
    - (1) *Motion to approve minutes made by Colleen Roney*
      - (a) *Seconded by: Patty Pozios*
      - (b) *Vote Results: Yay's 18 Nay's 0*

## 6) REPORT OF OFFICERS

- a) President
  - i) *Tait's Cleaner*
    - (1) *Purchased by a City of Plymouth resident, intended use to be condominiums – currently in 18 month remediation period – occasional car parking allowed by owner*
  - ii) *Thanks to our Association volunteers*
    - (1) *Nancy Smith, landscape improvements coordinator*
      - (a) *Nancy and Mike Bailey met with landscape contractor Michael Toth to discuss lawn maintenance techniques – lawn cutting was skipped one week to allow taller growth – mowers will be raised to allow lawn to be taller during the season*
      - (b) *Described "Mailbox Island Improvement" plan – asked if members would volunteer to help soften existing ground, spread topsoil, seed and mulch – multiple members indicated they would help – email to go out with proposed date and time*
    - (2) *Walt Mistak, irrigation system management*
      - (a) *Some irrigation repairs necessary this year – system is up and running*
    - (3) *Scott Klender, garage light replacements*
- b) Vice-President
  - i) *City of Plymouth and Wayne County are working together to provide a safe accessible route connecting Old Village to Hines Park*
  - ii) *Dead Green Giant tree has been removed from Northville Road berm – replacement tree will be planted in similar vicinity - additional evergreen tree to be planted between units 2 & 3 to replace tree which died and was removed many years ago*
- c) Treasurer
  - i) **Annual Audit Results**
    - (1) *Annual audit was performed as required.*
    - (2) *Audit report was emailed out to all units on 5/6/2026 along with Additional Assessment notice*
    - (3) **Overall Results:**
      - (a) *Ending bank balances and End of Year balance reconcile to monthly bank statements for the audit period.*
    - (4) *A motion was made by Kris Whise to accept and approve the RBCA 2025 financial audit*
      - (a) *Seconded by Nancy Davis*
        - (i) *Vote results: Yay's 18 Nay's 0*

- ii) Consider continuing with annual non-CPA audit instead of formal CPA audit
  - (1) *A motion was made by Mike Bailey to have the 2026 annual audit prepared by a non-CPA as has been done the in the past*
    - (a) *Seconded by Colleen Roney*
      - (i) *Vote results: Yay's 18      Nay's 0*
  - iii) *Account Balances as of May 11, 2026*
    - (1) *RBCA cumulative account balance is*
    - (2) *All funds are in ORSA – RBCA controlled. AAM owes RBCA \$3.90 interest.*
- d) *Secretary – No Report*
- e) *Director – No Report*

## 7) COMMITTEE REPORTS

- a) Landscape Committee
  - i) *Nancy Davis reminded members “yard waste” they collect can be put at the curb by the lamp/sign post at community entrance on Wednesday nights and it will be picked up by the next days’s waste collections service providers.*

## 8) ELECTION OF OFFICERS

- a) Alex Roney and Jeff Horka terms 2025 - 2027
- b) Nominations for term of 2026 – 2028
  - i) *Jeff Horka nominated:*
  - ii) *Returning BOD Name of Nancy Davis*
  - iii) *Returning BOD Name of Melissa Mistak*
  - iv) *Returning BOD Name of Kris Whise*
    - (1) *A motion was made by Mike Bailey to approve the nominations of Nancy Davis, Melissa Mistak and Kris Whise for the 2 year term of 2026-2028.*
      - (a) *Seconded by Patty Pozios*
        - (i) *Vote results: Yay's 18      Nay's 0*
    - (2) *Ariana Strzalka, and/or other RBCA members were invited to partake in Board activities as non-voting participants, in order to learn about the community organization, what and how things are decided and done, and potentially join the BOD if/when a position is open.*

## 9) UNFINISHED BUSINESS - None

## 10) NEW BUSINESS

- a) Roof Replacement and Mold Remediation Project
  - i) *A presentation was made of the steps taken leading up to the decision for all 18 units to have the roofs replaced, mold remediated, ventilation enhanced, gutters repaired, fascia boards replaced where needed this summer, and the basis of the \$6,000 per unit additional assessment.*

- ii) Question asked what will happen if final project cost comes in lower than assessment required?  
Answered: after project completion, RBCA finances and other necessary improvements will be evaluated and a determination will be made how to utilize those funds in the most beneficial way for the Association as a whole.
- iii) Mike Bailey noted:
  - (1) Construction anticipated during August and likely to take a month overall.
  - (2) 2 driveways will be needed per building for a dumpster and “box truck” during work on that building – request for volunteer driveways will be sent out as the project start nears.
- iv) Request was made to membership, if anyone is aware of a specific gutter / roof issue to send an email to the [riverbendplymouth@gmail.com](mailto:riverbendplymouth@gmail.com) address describing the problem so that will be remedied during this project.
- v) **\$6,000 Additional Assessment per unit, due date AUGUST 15, 2026.** Checks can be mailed or placed in box on porch of 43015 like monthly dues payments. Payments can be made anytime between now and August 15, 2026. If anyone is willing to provide their assessment funds PRIOR to July 15, it would much appreciated in that early receipt of funds would enable greater flexibility in scheduling the commencement of this project.

b) Consider utilizing NO salt unless ice storm

- i) RBCA had many years without salt applications, plowed/shoveled only – Association had a hand spreader (like fertilizer spreader) that was used to apply salt to the entry drive at Northville Road when needed - salt cost are double to three times the cost of plowing – calcium chloride containers will be provided to each unit so that homeowners can apply it to the degree they need to feel safe, containers will be re-supplied upon email request, as often as necessary – as no concerns or disagreements were voiced during the discussion the Board interpreted the lack of objection as approval from the group to implement the “no salt” program except in cases of severe ice storms.

## 11) MEMBER COMMENTS

- a) Kris Whise and Mike Bailey invite all members for the annual RBCA BBQ Thursday July 9, 2026, to be held in their driveway. The standard RSVP / sign up form will be emailed out around the beginning of July.
- b) Ariana Strzalka introduced Evan Zimdars to the group as a new resident in their unit.
- c) Ariana Strzalka thanked Melissa Mistak for the hostas planted alongside their unit.
- d) Alaina Strzalka asked the group who is responsible for maintenance of the Northville Road bridge between Hines Park Wilcox Lake and the pond area directly south of our community – Wayne County is responsible for Northville Road and that bridge – Jeff Horka indicated he would try to find a way to have the washout gravel on the bridge and road removed to enhance safety.

## 12) ADJOURNMENT: Time 8:07 PM

- a) A motion was made by Kris Whise to adjourn the meeting.
  - i) Seconded by Patty Pozios
    - (1) Vote results: Yay’s 18      Nay’s 0