

# WESTMINISTER HOMEOWNERS ASSOCIATION

A Michigan Non-Profit Organization

## Board of Directors

*Philip G. Vera, Esq., President*

*Dr. Athena Marsh, Vice-President*

*Steven Jackson, Treasurer*

*pgverajd@gmail.com*

*dr.athenamarsh@gmail.com*

*stevenjackson2699@gmail.com*

Date – Wednesday, September 20, 2023

Location - Zoom

Time: 7:00 pm

Attendees – Philip Vera, Esq. (President), Dr. Athena Marsh (Vice-President),  
Steven Jackson (Treasurer)

## MINUTES

### 1. Call Meeting to Order – Philip Vera

### 2. Minute Approval:

- a. Motion to waive the reading of the Minutes from the Board of Directors Meeting of August 16, 2023 and to adopt the minutes as presented on the Westminister HOA Website and Westminister HOA Official Facebook. **Vera – Aye, Marsh – Aye, Jackson – Aye**

### 3. Treasurer's Report –

#### a. Bills due for September 2023

- i. AHC Advisors September 2023 Services - \$637.92 **Vera – Aye, Marsh – Aye, Jackson – Aye**
- ii. Big Lakes Lawncare Invoice 122400 - \$1,449.29 **Vera – Aye, Marsh – Aye, Jackson – Aye;**

- iii. DTE Acct 2787 7-29 to 8-28-2023 - \$22.14 Vera – Aye, Marsh – Aye, Jackson – Aye
- iv. DTE Acct 2797 7-29 to 8-28-2023 - \$17.03 Vera – Aye, Marsh – Aye, Jackson – Aye
- v. Subdivision Block Party Reimbursement to Kate Lochner - \$1,874.46 (Budgeted for \$1,500) Vera – Aye, Marsh – Aye, Jackson – Aye

#### 4. Old Business

- a. Neighborhood Party Recap – Thank you to Kate Lochner for her efforts in coordinating and generosity going way above and beyond for the neighborhood.

#### 5. New Business

- a. Board Action between meetings:
  - i. Approved swimming pool located at 49866 Bloomsbury Lane
  - ii. Bills To Be Paid that were missed in prior months:
    - 1. Big Lakes Lawncare Invoice 110888 for \$1,170.25 for irrigation service work.
    - 2. Big Lakes Lawncare Invoice 110471 for \$10,480 for mulch.
- b. 15752 and 15768 Regent St/Diamante Dr. – Email from Matt Fowler:

Hello,

My name is Matt Fowler. I live on Diamante Dr behind 15752 & 15768 Regent Street. I wanted to make you aware of an invasive Poplar tree patch that is invading my yard. These trees were not present when I purchased my home in 2014 and were not planted or placed intentionally by anyone. They are an invasive intruder. If not remedied, it will cause damage to my fence and irrigation system. This section of easement is not owned or controlled by Strawberry Fields as evidenced by the attached plot map showing what SF is responsible for.

I kindly ask that your HOA take care of the tree issue by removing the invasive trees before the end of the year (2023).

**Board will reach out to property manager to discuss.**

**6. Open Discussion/Questions from Homeowners:**

- a. Homeowner Tom Balun (15697 Holborn Ct) addressed the Board to discuss Article X Section 1 of the Bylaws which states “The power to alter, amend or repeal these By-Laws, and to adopt new By-Laws, shall be exclusively vested in Developer until such time as Developer withdraws as the sole Director of the Association. Thereafter, these By-Laws may be adopted by the Members of the Association, at a special meeting called for such purpose at which a quorum is present or represented, by the affirmative vote of the Members whose votes constitute seventy-five (75%) percent of the total votes of all the Members entitled to vote. (Emphasis Added)
  - i. Homeowner requested information on whether the by-laws were adopted by the Members of the Association at a special meeting in which a quorum was present or represented. Board will make efforts in locating that information before the next meeting.

**7. Adjournment to Closed Meeting – Philip Vera – Motion to Adjourn Open Meeting to October 18, 2023 at 7:00 PM.**