

**FOREST HILLS
ANNUAL MEETING MINUTES
September 10, 2013
Orion Township Library**

Board Attendance- Dina Exline - President, Ed Kaiser - Secretary, Joe Banasak – Treasurer

Roll call was taken and board members not in attendance- Annmarie Wishart – Vice President

Property Management by Design – Sheri Kay

Members- Please see sign in sheet. (management company has sign in sheet) Quorum was met.

MEETING CALLED TO ORDER AT 6:34 p.m.

Motion was carried to read 2012 Annual Meeting Minutes. Minutes approved with addition of request to allow sheds and the addition of Robert Bouwma's name to those running for election to board.

Officers Report:

A presentation on the year to date accomplishments, future projects, and financial review was given by Edward Kaiser on behalf of all board members.

Board members explained that community will have a new management company, Kramer Triad, come January 1, 2014 due to difficulty working with current company and resident complaints. A representative from Kramer Triad was present for part of the meeting to answer questions about auto withdrawal, online statements and fees when selling a unit.

Board members opened the floor to residents to ask questions or express concerns about current vendors.

Resident asked about Washington Disposal pre-paid deal for one year and if any money was recovered. Board explained that part of the sum was recovered and were exploring options to recover remainder of funds.

Resident was concerned that sign on Forest Hills was replaced without approval of residents and would like board to go door to door next time.

A motion was made that any replacements done in the common areas greater than \$2500. would require 2/3 vote of subdivision for approval. Discussion was held. A vote was taken and the motion was approved by majority vote. Latter review of bylaws limits additions and sets percentage for approval at 60%, motion was voided.

Residents were asked by the board to have Annual Garage Sale on same

dates as Kettington Subdivision, 3 days. Residents supported

Open Floor to Residents Concerns and Questions:

Resident asked what was being done by board about frequent overnight parking in the streets. Board said they were aware of residents who frequently park on the streets overnight and have already begun the process in accordance with the bylaws.

Election:

Nominations for the three open positions on the board were taken. Annmarie Wishart (name submitted prior to meeting), Dina Exline (name submitted prior to meeting), Cheryl Adams, Paul Benson, and Christine Sines. Mary Clark was nominated at the meeting, but was not present to accept nomination.

Each nominee was given time to speak to residents and a vote was taken and counted by two residents. Paul Benson, Dina Exline and Annmarie Wishart were voted in for a two year board position ending in September of 2015.

Meeting was adjourned at 8:45 p.m.