



Decora Park Home Owners Association



April 26, 2022


ANNUAL MEETING

WELCOME!



CALL MEETING TO ORDER

Introduction of Board Members & Managing Agent



Brian Meissen – President

- Current Term: 2020 to 2022
- Board member since 2016

Roberta Dominick – Vice President

- Current Term: 2019 to 2022
- Board member since 2018

Joe Slicker – Treasurer

- Current Term: 2021 to 2022
- Board member since 2021

Kristy Bailey – Secretary

- Term: 2021 - 2022

Tara Wade-Rodgers – Member at Large

- Current Term: 2022 to 2022
- Board member since 2022

Lori Almasy – Community Manager,
Kramer Triad

Verification of Quorum



DO WE HAVE QUORUM?

**If not: we need a motion from the
floor to continue the meeting
without quorum**

Proof of Notice for Meeting



**WE NEED A MOTION AND SECOND FROM THE
FLOOR THAT YOU RECEIVED NOTICE OF THE
ANNUAL MEETING**

Approval of 2020's Virtual Meeting Minutes



- Please take a moment to review minutes from the Virtual Annual Meeting in 2020
- Need a motion from the floor to approve

Your Time & Talents Are Needed



BoD members are volunteers with busy lives just like everyone else. We do the best we can with the time, talent and resources available to us. Our Association has become much stronger with more defined processes in recent years, however there is still more work to be done. Additional BoD member candidates willing to commit to a constructive, team effort are needed to continue the path of productivity.

Please consider running for one of the open BoD seats!

Nominations for Board of Directors

OPEN FLOOR FOR NOMINATIONS

NOMINEES:

- **BRIAN MEISSEN (INCUMBENT)**
- **ROBERTA DOMINICK (INCUMBENT)**
- **KRISTY BAILEY (INCUMBENT)**
- **TARA WADE-RODGERS (INCUMBENT)**
- **CHRISTOPHER DONOGHUE**

Nominations, Introduction of Candidates & Election of Directors





Macomb County 4-H

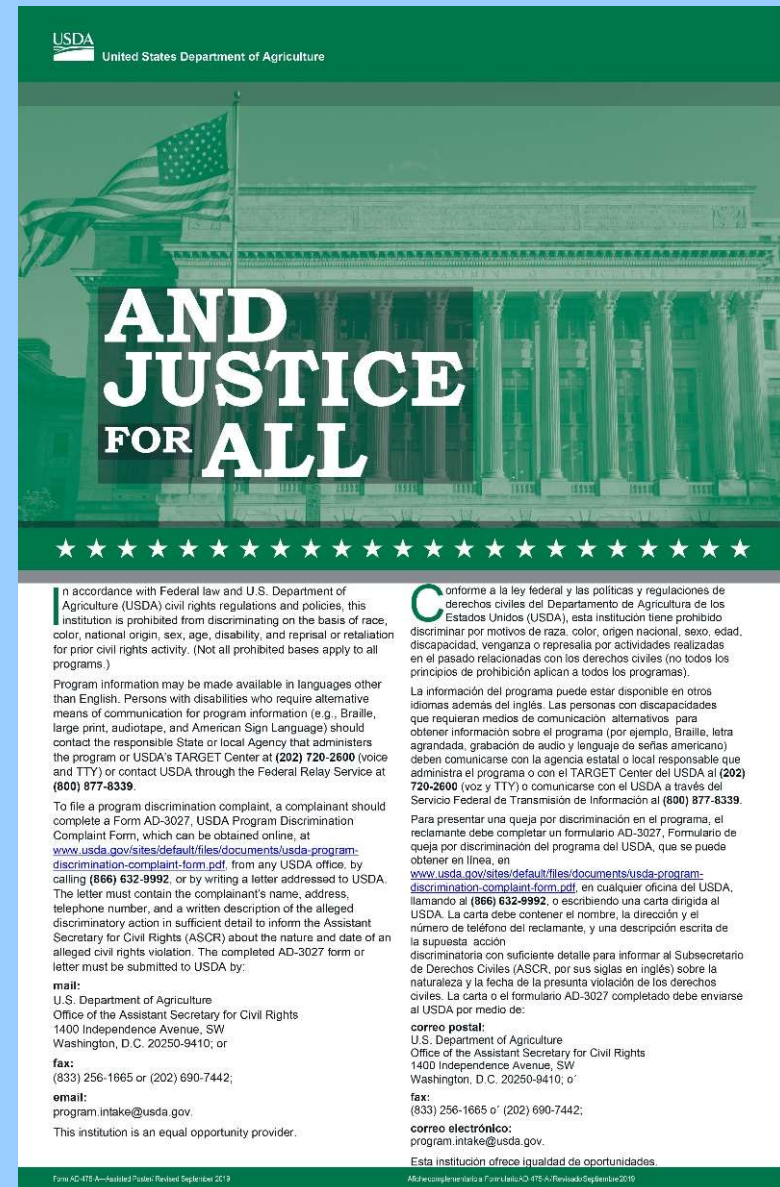
Program Coordinators

Katelyn Golembiewski (burnska9@msu.edu)

Seth Martin (mart1885@msu.edu)

General Email Macomb.4h@macombgov.org

MSU is an affirmative-action, equal-opportunity employer. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, sex, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veteran status.





What is MSU Extension?

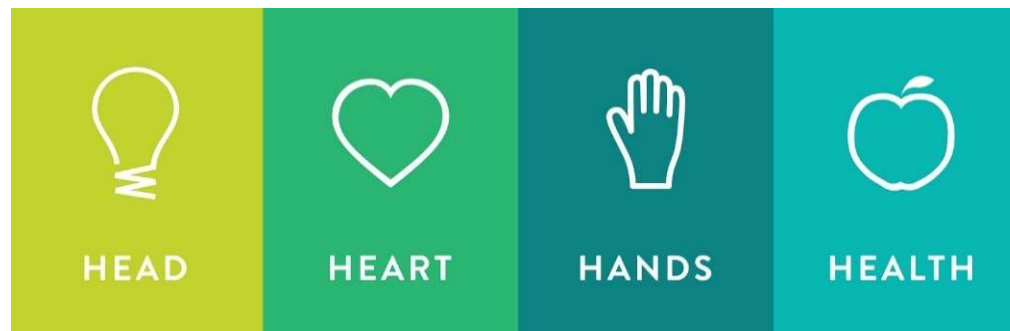
- Connects the knowledge and resources of MSU directly to individuals, communities, and businesses.
- 4-H is one of the programs offered by the county Extension office. Other programs include Master Gardeners, Food and Nutrition, and Agricultural Programs.





History of 4-H

- 1902: First 4-H club formed
- 1914: Cooperative Extension system created
- Today: 4-H is a youth development organization for youth ages 5 through 19 (up to 26 for those with special needs)





Let's Form a New 4-H Club in Your Community

- Need at least 1 screened adult volunteer
- 5 youth from 2 or more families. Enrolled in 4-H Online. FREE!
- Meet at least 6 times in a year
- Work with 4-H staff to get your club started





Joining 4-H and starting a club opens the door to so many possibilities!

ASSOCIATION REPORT





2021

Association Accomplishments

Landscaping/Grounds/HOA

- New Holiday Lighting vendor – they did a great job!!
- New Rules & Regulations document – more transparency in how the Board handles matters
- Replaced dead trees along Blvd at the park

Community

- Return of the Summer Bash!! 😊
- Continued monthly coffee & donuts
- Water balloon battle – fun for everyone!
- Movie Nights in the Park
- Food trucks!



2022

Planned Maintenance + Events

*Please contact any
BoD member or
Kramer Triad if you
are interested in
helping with any of
these projects or have
other project ideas.*

- Continuation of replacing plastic parts on the playground equipment (we're still trying!)
- Continued maintenance in the park
- Updating of architectural guideline documents (some as old as 2013!)
- Nature Trail Rehab Project

- Neighborhood social events
 - Continue with the following events
 - “Summer Bash” in the park (Aug/Sept)
 - Halloween Decorating Contest (Oct)
 - Tree-lighting w/cocoa at gazebo (Dec)
 - Movies in the Park (Summer)
 - Coffee & Donuts Social Mornings
 - What else?!

 - Events Committee – Kristy Bailey
 - Let us know if you have ideas for other social events



Continued Home Maintenance

Peeling paint

Rotting trim

Yard maintenance

- Maintenance is extremely important with all the new home buyers driving through the subdivision
- The better the sub looks, the better chances people will buy!
- A well maintained subdivision increases appraisal values
- Board also focusing on general maintenance of common elements



Lombardo Updates: Construction completed!

**...for us, but not for
Decora North,
Pembroke, or
Amherst!**

Sales Prices in 2018...

- \$206,700 = average sales price of the first 5 homes sold
- \$215,100 = average sales price of the most recent 5 homes sold
- \$257,000 = maximum sales price to date

Sales Prices in 2019...

- \$255,446 = average sales price for the most recent 5 homes sold
 - Over \$40,000 increase in one year!!!
- \$263,615 = maximum sales price to date!!

Sale Prices in 2022...

- \$299,900 = maximum sales price to date!!
 - Only \$100 from breaking \$300k!

Complaints and Bylaw Adherence



- The BoD receives numerous complaints and addresses them on a case-by-case basis
 - The BoD only addresses complaints pertaining to bylaw noncompliance.
 - Complaints must be made formally to KT (preferred), via e-mail to the board or by messaging a board member in order for the BoD to address them.
- Persistent bylaw noncompliance can result in fees, collections proceedings and even foreclosure
 - Process = 1) formal complaint made in writing, 2) violation warning letter sent, 3) continued violation letters sent with fees assessed if issue not resolved, 4) unpaid fees go to collections

Please contact KT regarding bylaw questions or complaints
By-Laws can also be accessed online at decorapark.org!

Financial Report





2021 Financials

- Ended 2021 with \$11,370 surplus income to be put towards the 2022 Nature Trail Rehab Project
- Landscape repairs and maintenance was our primary expense in 2021
 - Dead trees replaced, trees trimmed around park and the median, new mulch, etc.
- As of December 31st 2021
 - Total Operating Funds: \$42,271.69
 - ✦ 2020: \$33,731.16
 - ✦ 2019: \$39,898.52
 - Total Reserve Funds: \$42,497.45
 - ✦ 2020: \$28,403.98*
 - ✦ 2019: \$35,589.10

* Repaired sidewalk around the park and fixed gazebo flooring

Budget Comparison since 2019 Meeting

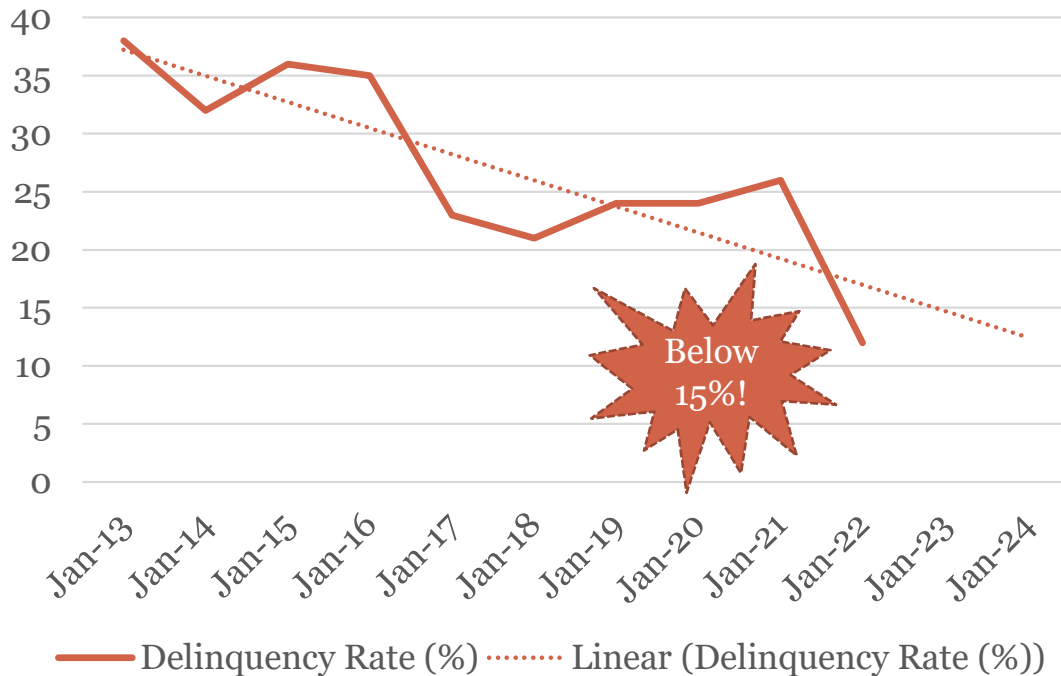


Description	2019	2022	% Change
Total Budget	\$72,000 200 houses	\$105,120 292 houses	+46%
Administrative Costs (Office supplies, postage, etc.)	\$5,625	\$12,850	+128%
Community Events	\$2,000	\$4,000	+100%
Utilities	\$8,800	\$7,750	-12%
Landscaping Services (Mowing, Snow removal, etc.)	\$21,575	\$25,000	+16%
Commons Maintenance & Repairs	\$7,000	\$14,208	+103%
Management Fees (based on per household)	\$12,000	\$25,000	+108%

Delinquency Rate Trends

2022 – 292 accounts

Delinquency Rate (%)



Delinquency rate – under 15% for the first time!

- April 2022 – 13%
- April 2021 – 26%
- Nov. 2020 – 24%
- April 2019 – 24%
- April 2018 – 21%
- April 2017 – 23%

The Association's goal for delinquency is less than 15% of accounts past due



SUMMARY

Collections & Delinquencies

There are a total of 292
homes in our
Association

- Bad debt write-offs
 - \$8,579 written off in 2013
 - \$4,864 written off in 2014
 - \$3,724 written off in 2015
 - \$1,798 written off in 2016
 - **\$0 written off in 2017**
 - **\$1,578 written off in 2018 ☹**
 - **\$961 written off in 2019 ☹**
 - **\$0 written off in 2020 ☺**
 - **\$0 written off in 2021!! ☺ ☺**
- There are currently 38 delinquent accounts totaling \$7,938.60 (of which 23 accounts [\$2,070] are only delinquent with April's dues – e.g. only 15 accounts are over 1 month past due!!!!!!)
 - At November 2020's virtual annual meeting we had 49 delinquent accounts totaling \$14,109.31

Be Proactive

- The BoD is always willing to work with homeowners struggling to meet Association payments, past dues and/or late fees.
- Please be proactive and remember to contact Kramer Triad in order to have an alternative payment plan approved by the BoD! Once accounts go to collections, it is out of our hands. Legal fees add up quickly!
- You can break payments up into \$30 / month to stay current.

Talk to us!

<https://www.flocksafety.com/>



flock safety

Reducing Crime Across the U.S.

License Plates

- Help accelerate case closures
- Provide objective evidence
- Not linked to facial recognition for potential bias
- Identify potential wanted criminals (federal and state databases- Including NCMEC & sex offender registry)



Why Flock?

- 1. Captures license plate evidence**
The #1 evidence police need
- 2. User-friendly search**
Find suspect cars by make, type, color, and more
- 3. Install anywhere you need it**
Solar-powered and LTE enabled
- 4. No upkeep**
We install, service, and maintain your cameras



Day Footage



Flock Demo - Knollcreek @ Classen - WB

7/1/2020 08:15:52 EDT

Night Footage



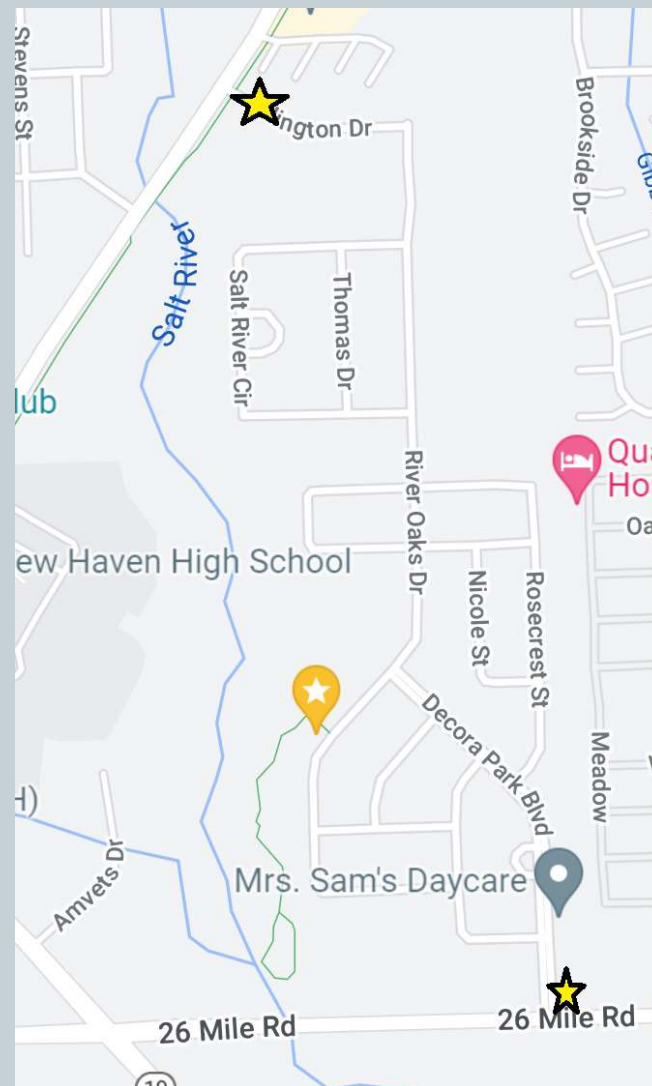
Flock Demo - Knollcreek @ Classen - EB

7/1/2020 00:29:44 EDT



Proposal

- Work with Decora Park North HOA to purchase 2 Sparrow cameras – one for each entrance into the subdivision
 - ✦ See if cost could be subsidized from MCSD, the Village, or NHE?
- Would capture every vehicle's license plate entering the subdivision
- Cost: \$4,800 annually + \$700 one-time setup fee
 - \$2,400 annually per cam
 - \$350 setup fee per cam
- Is this something the residents would like to see us pursue?



Calls from the Floor



Up to this point there has been much discussion regarding topics of old and new business. Is there anything else that homeowners would like to bring up for discussion prior to moving on to election results?

Election Results



Decora Park Association



APRIL 26, 2022

MEETING ADJOURNED

THANK YOU!