

# GOLF HIGHLAND ASSOCIATION BOARD MEETING

## AGENDA for May 17, 2020

- **Roll Call**
- **Approval / Reading of Minutes**
- **Reports of Officers**
  - **President**
    - Golf Highlands of Waterstone Rule and Regulations
    - Golf Highlands Homeowners Association Amendment to Bylaws
  - **Vice President**
  - **Treasurer**
    - Financial Report
  - **Secretary**
- **Committee Reports**
  - Architectural Report
    - Request for dog run fencing 1299 & 1305 Glass Lake Circle
  - Communications Report
    - Web Site
  - Beautification Report
  - Violation Committee Report
- **Old Business**
  - Request to revisit inflatable pools from email vote
  - Violation fee Schedule
- **New Business**
  - Discuss date for next meeting
- **Announcements**
- **Adjournment**

**GOLF HIGHLANDS HOA  
BOARD OF DIRECTORS MEETING  
May 17, 2020**

Minutes of the Board of Directors Meeting of the Golf Highlands HOA, Oxford, Michigan, held virtually at 6:59 p.m. on May 17, 2020.

**I. CALL TO ORDER.**

The meeting was formally called to Order by the President, Dave Nordstrom, at 6:59 p.m.

**II. ROLL CALL OF BOARD MEMBERS.**

**Present:** Dave Nordstrom (President), Brian Janks (Vice President), Diana Rubel (Treasurer), Dustin Foster (Secretary), Matt Wells (Board Member – At Large), Brian Kady (Committee Member – At Large), Douglas Harris (Committee Member – At Large), and Lisa Pringle (Committee Member – Violations).

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING.**

There was a motion to adopt the Minutes from the April 19, 2020 HOA Board meeting by M. Wells and D. Foster, supported. The minutes were approved as submitted for the Golf Highland HOA Board of Directors Meeting from April 19, 2020.

**IV. REPORTS OF OFFICERS.**

- a. **President:** Combined his Report with New Business. President was working with Sara from North Oakland Management Company to formulate how to implement a fine schedule to enforce the Declaration and Rules and Regulations. Sara contacted Attorney Steven Hall. Attorney Hall reviewed the association paperwork, including those documents recorded with the Oakland County Register of Deeds, Rules & Regulations, the Nonprofit Corporation Act, and the Golf Highlands HOA Articles of Incorporation. Attorney Hall concluded that the Board could adopt Rules and Regulations regarding Article VII, G of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GOLF HIGHLANDS NO. 1 (Recorded Oakland County Register of Deeds in Liber 28938 Page 268 on April 23, 2003) immediately to include a fine schedule. Attorney Hall also recommended that pursuant to MCL 450.2231 of the Nonprofit Corporation Act the Golf Highlands Board could rescind and amend Article IX the GOLF HIGHLANDS HOMEOWNERS ASSOCIATION BYLAWS (HOA Bylaws”) which is included at the end of the OPEN SPACE MAINTENANCE AGREEMENT (Liber 34011 Page 438) to permit the Golf Highlands Board to include a fine schedule to enforce the Declaration and Rules and Regulations.
  - i. The President presented to the Board, two documents prepared by Attorney Hall (1) GOLF HIGHLANDS HOMEOWNERS ASSOCIATION AMENDMENT TO BYLAWS and (2) GOLF

HIGHLANDS OF WATERSTONE RULE AND REGULATION -  
VIOLATIONS OF ARTICLE VII, G OF THE DECLARATION

- ii. Brian J. – Made a Motion to adopt the document prepared by Attorney Hall titled Golf Highlands of Waterstone Rule and Regulation – Violations of Article VII, G of the Declaration, to include a fine schedule for violations of Article VII, G of the Declaration located at Liber 28938 Page 280. The Motion was supported by Matt W. The Motion was passed by a unanimous vote.
  - iii. Brian J. – Made a Motion to Rescind and Amend Article IX of the Golf Highlands Homeowner Association Bylaws and to adopt the document prepared by Attorney Hall titled Golf Highlands Homeowners Association Amendment to Bylaws which Rescinds and Amends Article IX of the Golf Highlands Homeowners Association Bylaws located at Liber 34011 Pages 462-465. The Motion was supported by Matt W. The Motion was passed by unanimous vote.
  - iv. President stated that fees for Attorney Hall’s services will be approximately \$1,000.
- b. **Vice President** – No formal report. However, stated that Sara at North Oakland Management Company needs to add a mail forward on the old P.O. Box so that any mail going to that P.O. Box will be received by her.
  - c. **Treasurer** – Provided an overview of the financial status of the HOA. Reported that the Management Fee was charged in April; that the electric bill for 5 meters was \$84.42; that the HOA financials were uploaded to the cloud; that 2 lot owners have entered into payment plans to pay outstanding HOA dues; that she will be contacting Equity Experts to get an updated report for outstanding collections; and that the HOA was approximately \$3,000 over budget for Snow removal and salt.
  - d. **Secretary** – No formal report.

V. **COMMITTEE REPORTS.**

(1) **Architectural Committee (report given by D. Foster):**

- **1451 Glass Lake Circle.** Approved plans for landscaping, patio installation, walkway installation, tree planting, street tree planting, and sod installation.
- **978 Coventry Court.** Approved plans for building a wood deck at rear of home.
- **1299 Glass Lake Circle and 1305 Glass Lake Circle.** After full discussion with Golf Highlands Board of Directors as HOA Board Meeting on May 17, 2020 denied request for variance of dog run to permit the fencing of back yards. Invited both homeowners to submit plans for dog run in compliance with Rules and Regulations.

(2) **Communications Committee (report given by J. Wells):**

- No report.
- Will remind Jessica to post HOA Board Meeting Agenda and Minutes to webpage.
- Reminder to post Open Space Agreement on the web page.

(3) **Beautification Committee:**

- No Report.

(4) **Violations Committee:**

- a. Brian J. and Lisa P. will start monitoring all violations and will track all fines association with the violations.
- b. All new violations will be imposed in compliance with the Rule and Regulation and Amendment of Bylaws passed by the Board at the May 17, 2020 meeting.

**VII. OLD BUSINESS.**

- (1) Dustin F. - Motion to rescind the Golf Highlands Violation Fee [Fine] Schedule adopted at the April 19, 2020 HOA Board Meeting has been rescinded. Motion was supported by Brian J. Electronic vote was conducted on the Motion. Motion received unanimous support of the Board and the Golf Highlands Violation Fee Schedule adopted at the April 19, 2020 HOA Board Meeting is rescinded.
- (2) **Inflatable Pool variance** – A variance to permit large inflatable pools (those greater than the 1 foot high inflatable pool in the Rules and Regulation) was discussed. HOA Board elected not to grant the variance.
- (3) **Flowers** – Diana R. and Lisa P. – will arrange to have flowers planted at the entrances to the subdivision and beach. Diana R. and Lisa P. will coordinate the planting of the flowers with the members of the Beautification Committee. The President was requested to provide and did provide the names and contact information of the Beautification Committee members to both Diana R. and Lisa P., so that the planting of the flowers could be coordinated.

**XI. NEXT MEETING.**

The HOA Board meeting is scheduled for Sunday, June 28, 2020 at 7:00 p.m. tentatively to take place virtually.

**XII. ADJOURNMENT**

The Golf Highlands HOA Board of Directors meeting was adjourned at 8:17 p.m.