

**Cumberland Hills Subdivision Association  
September 15, 2009  
Meeting Minutes**

- I. Welcome and Introductions**
  - A. All board members were present, no residents were in attendance.**
  - B. Meeting minutes from the Annual Meeting will be approved via e-mail.**
- II. Announcements and Updates**
  - A. A presentation for a subdivision wide wireless internet provider was given to the board. The “Air Link” application is designed for apartment type facilities, not individual homes. They currently bill \$20/month/user, which is included in the tenant’s rent/monthly dues. The board agreed to let them create a flyer to distribute to individual homeowner’s to determine the interest level in this service. The board will approve the flyer prior to distribution. The board informed Airlink that they would have to send a bill to each homeowner directly as the subdivision association cannot be involved in the invoicing of their service.**
  - B. Carolyn Wills informed the group that the Sunoco easement project is complete. They will begin tree trimming next year north of Hamlin. She felt the sod was poorly laid. There is an encroachment request to replace the fence removed along Hamlin Rd. Carolyn will update the group on this issue at the next meeting.**
  - C. Susan, Emmett, and Kevin have approached homeowner’s for approval of six speed humps along Cumberland. Thus far, 2 of the 6 humps have been approved by homeowners. They will continue to pursue this effort and report back at next meeting.**
  - D. Kevin Smith reviewed the subdivisions’ financial records. Liens were placed for homeowner’s with outstanding dues of \$200 or more. Several of these homeowners have since made payment in full. The next dues notice will be placed in the January/February newsletter.**
  - E. The board approved an every other week cut from now until the end of October for Mulvaine’s Lawn Service. Beth informed the group that Jerry had recommended several trees in the commons be trimmed to make it easier to cut the lawn. Several branches need to be trimmed to approximately 5feet high to allow their equipment to do a thorough job. Carolyn and Susan volunteered Kyle Wills and Michael Bowyer to take on this community service project.**
  - F. The board would like to pursue signage for the common areas, as allowed in the budget. Wording on the sign regarding “Residents Only” and “Non-Motorized” Vehicles only must be included. Susan will contact the sign company who did the front entrance sign for quotes. It was suggested we look into including solar lighting with these signs.**

- G. Beth asked the group if we would like to do some fall plantings for the entryway. She will get a quote from Jerry Mulvaine on planting some mums for fall color and removing the petunias. While she was pleased with the maintenance and shrubs that were planted by Mulvaines, she would like to get a quote and design for next year's spring planting from a different source. She will e-mail the estimate for the board's approval for fall planting.
- H. Martin updated the group on the homeowner at 259 Prospect Dr. who has issues with his sump pump drain. The homeowner has had his line replaced 5 years ago and cleaned recently. Three estimates were given for inspection and possible cleanout of the main drain. The homeowner has signed an agreement that he will reimburse the subdivision if the issue is found to be with his sump pump line and not the main drain. The board approved Martin to proceed with the repair work by Rotor One. Martin will update the board on this issue at the next meeting.

**III Comments and Questions from Homeowners**

- A. A homeowner inquired about fences, specifically for dog runs. The concern is to prevent the installation of fences to get out of hand. The bylaws which the board is unable to change without a majority vote by the homeowners prohibits any type of fence unless required by a city ordinance. Susan will follow up with a letter to the homeowner in question.

**III. New Business**

- IV. A. The board reviewed a proposal from Light Visions for Holiday lighting at the entryway. The board approved the lesser of the two bids. Beth will request the tree trunks be wrapped in green, with the branches wrapped in clear. All other decorations will remain the same. In consideration of nearby homeowners, lights will be set on a timer, to go off at 12:00 p.m.
- V. B. A report was received over the summer from the City of Rochester Hills regarding the status of the retentions ponds in the common areas. The report included photographs indicating areas of concern. Susan and Carolyn's sons will address the areas of clean up and maintenance of the grass. The grates needing repair will require a contractor to be called in. Susan will contact the contractor and respond in writing to Keith Depp, the city's Storm Water Engineer.

**There being no further business, the meeting adjourned.**

**Respectfully submitted by:**

**Elizabeth Giles  
Secretary,  
CHSA**