

WILLOW HOMES ASSOCIATION

Minutes from Board of Directors Meeting-9/12/07

This meeting did not follow the 'normal' sequence in that we had an outside guest who was there to make a presentation to the Board, concerning events transpiring re: the Laird Farm. This property totaling 70+ acres borders all the homes on the South side of Hanford from Willow Creek to Lilley, and all but two of the homes on the East side of Willow Creek from the Ford Road entrance North to Hanford.

With that, those Association members who specifically about the Laird Farm were specifically invited to attend. A partial list of attendees was as follows: Bob Coffin, Ron Budzisz, Mark and Laura Malone, Tom Minor, Kevin Luther, Keith and Pam Lancer, Ron and Kathlene Gothard, Tammy Brooks, Ruth Koelpin, Sue Fini, and Mr. and Mrs. Snowden. Several others attended after the 7:00 PM start but the presentation was not interrupted to secure their names.

The presenter was Attorney Bryan L. Amann (734-844-1000). He related several things that are in one form of development at this time. The first regards the Creek. South of the Bridge on Hanford, it will be redirected due Eastward, behind those homes on the South of Hanford, to Lilley. Under normal flow conditions the watercourse will be approximately 3 feet wide, but will flow below ground level with approximately a breadth of 100' between ground level. Per the MI DEQ (Department of Environmental Quality) it will be considered a wetlands environment.

Upon reaching Lilley the creek will be directed South, paralleling Lilley, till it passes under Lilley to the East.

From Ford Road North, passing behind the homes on Willow Creek, and proceeding Eastward to Lilley, passing behind the homes on Hanford (and South of the Creek watercourse, there will be a berm, a minimum of 7' in height. It will be topped with various trees and shrubs, undetermined by type at this time.

The development itself will be populated by a variety of stores and professional buildings (none over 35' in height), that currently go under the general name of 'Lifestyle Centers'. Besides the professional (Doctors/Dentists), there will be restaurants (but none fast food), and retail establishments (boutique type). All are planned to face East and South, so as not to face any Association homes. None of the stores will be of the 24/7 variety, and thought to open around mid-morning, closing approximately 10-11PM at the latest, dependent upon type.

There are planned to be two entrances to the complex. From the South off of Ford, and from the East off of Lilley. It is not planned to open up the entrance from Fernwood.

There is currently a study underway on the effect of traffic upon Hanford. A traffic light is planned for the Lilley/Hanford intersection. No lights are planned for the Ford Road entrance, and it is unknown whether a light will be present at the Lilley entrance.

Many of the residents noted that when they purchased their homes, they were told '...there would always be a farm there'. Mr. Amann simply passed on that 'unless you own any piece of property, you ultimately have no control over it.' He also noted that he would remain in touch with the Board as developments occur.

Actual Board Meeting Began at 7:35 PM

Present: Lois Richard (Board Member), Dave Richard (Vice-President), John Anthony (Treasurer), Tom Smyczynski (Board Member), Richard Dreslinski (Board Member), Jerry Pfile (Secretary), Michelle Portelli (Board Member).

Absent: Bob Smiley (President), Gunter Esser (Board Member).

Additional Association Residents: Michelle Malley

Minutes from 7/11/07 Board Meeting:

The minutes from the last meeting were distributed for review and commentary. One change was requested and approved. The vote for acceptance was then unanimous. Last Minutes (May) have been passed to the WHA webmaster, as will be July's.

Treasurers Report: A typed financial report showing the checks issued and deposits made since the last WHA Board meeting were distributed. A balance of \$14,527.88 was noted.

John Anthony noted that few expenses were expected for the balance of fiscal year 2007 and the year should end with the Association in good financial shape.

There was the following account of Delinquent Dues:

Total Home Owners = 498

Paid Up= 472 (95%)

Delinquent = 26

Amount Owed = \$4,278

Discussion ensued on the 2008 Budget, in particular the 2007-08 snow removal contract. The two bidders-Echo Lawn Service & Snow Busters, will be contacted and asked to clarify the price and times when the subdivision streets will be plowed. This information will be relayed to all Board members for a vote.

The balance of the meeting was general discussion on a pass-out from Jerry Pfile on what rules should guide the WHA web site, soliciting each members thoughts on specific items.

The meeting then adjourned, noting the next session at the Home of John Anthony, on 11/14/07.

Respectfully submitted,

Jerry Pfile, (Secretary-WHA)

Some days after the meeting, the members were polled by phone with the details of the two bids. The vote of the individual WHA Board Members was 8 to 1 in favor of Echo Lawn Service.

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