

2025 Annual CCC Board Meeting Summary

Co-Owners/Board in Attendance

Vincent Mastrovito, Benson, Bergmann, Sidlow/Henschen, Brock, Silva/Berrios, Hoffman, Donnelly, Drury, Hall, Heneka, Herzog, Hoyt, List, Moody, Wachler, Ward, Weaver

Proxy

Azamian (Hoffman), Barnes (Moody), Center (Hoffman), Contanch (Herzog), Martz (Hoffman), Musilek (Hoffman), Paga (Hoffman), Waha (Bergmann)

Overview

The 2025 Annual CCC Board Meeting began with the approval of 2024 meeting minutes and a financial report by Cheri Hoffman, detailing \$98,500 in revenue, including \$59,050 in dues, and \$98,500 in expenses. The grounds committee's efficient management reduced winter expenses to \$11,700. A \$46,475.51 transfer to the road reserve and \$7,875.51 in interest from investments were noted. The board discussed road maintenance costs, with a \$260,000 estimate for repairs. Speed bump reinstallation was approved to address traffic concerns. The meeting concluded with updates on architectural control, new energy guidelines, and board elections.

Action Items

- Schedule a board meeting in late September to have the paving company present their findings and recommendations.
- Explore options for addressing the speeding issue, including potentially contacting delivery companies.
- Finalize and post the new energy guidelines on the community website.
- Proceed with placing a lien on the delinquent homeowner's property if dues remain unpaid.
- Meet with the paving company to discuss options and costs for repairing the road issue at the intersection of North Country Club and Country Club.

Outline

Approval of Previous Meeting Minutes and Treasury Report

- Vincent Mastrovito opens the meeting, mentioning the use of AI for minutes and the need to post the minutes from the 2024 annual meeting.
- Cheri Hoffman provides the treasury report, detailing \$98,500 in revenue, including \$59,050 in dues and \$7,850 in garbage income.
- Cheri explains the grounds committee's efficient management, leading to lower winter expenses than budgeted.
- Transfers of \$46,475.51 to the road reserve and \$7,900 to the grounds reserve are discussed, along with interest earned on road reserve investments.

Grounds Committee Updates and Budget Discussion

- Tom Moody elaborates on the learning curve with the new landscaping supplier, Landscape Logic, and the impact on winter expenses.
- JB Hoyt discusses proposals for redoing flower beds and the focus on road maintenance, including issues with Country Club Drive.
- Vincent Mastrovito and JB Hoyt discuss the need for core samples to determine the extent of road repairs.
- The board considers the timing of road repairs, with a plan to address the issue in the spring of 2026.

Speed Bumps and Traffic Concerns

- Vincent Mastrovito addresses the issue of speeding through the community and the plan to reinstall speed bumps.
- JB Hoyt mentions exploring different types of speed bumps and the challenges of anchoring them on the road.
- The board discusses the impact of speed bumps on road conditions and the need for a balanced approach to traffic management.
- John List suggests the possibility of installing gates to control access, similar to Stonebridge.

Architectural Control and Property Maintenance

- John List provides updates on architectural control, including new guidelines for building new houses and ongoing approvals.
- Vincent Mastrovito discusses the status of the “blue house,” including liens and landscaping violations.
- The board considers the potential for small claims court to collect unpaid dues from the “blue house” owner.
- Concern raised about property lines and road expansions behind North Country Club Drive, emphasizing the need for homeowners to verify their lot lines.

Annual Audit and Website Information

- Jean Musilek explains the requirement for an annual audit by the state of Michigan and the high cost associated with it.
- The Board discusses the possibility of opting out of the audit and the need for a vote to confirm this decision.
- Jean Musilek provides an overview of the CCC homeowners website, including its features and the need for a password to access certain information.
- The board considers the impact of new energy guidelines passed by Governor Whitmer and the need to update the website with this information.

Board Elections and New Member Introduction

- Jean announces the election results, with three vacant seats and three nominees: Vincent Mastrovito, Mike Heneka, and Ben Bergmann.
- Vincent Mastrovito welcomes Ben Bergmann to the board and invites him to stand and introduce himself.
- The board discusses the importance of board elections and the need for more homeowner participation in the process.
- The meeting concludes with a motion to adjourn and a reminder of upcoming events and community updates.