

**Parkwood Estates Homeowner Association  
Smokler Truesdell Subdivision  
January 8, 2025 Board Meeting Minutes**

The meeting was conducted in person at the Canton Town Hall conference room and via Zoom telecommunication.

The meeting was called to order at 7:00 pm.

**Present:** Tim, Roxanne, Daan, Bob, John, Gwendolyn, Jeff. Dennis Nagy joined at 7:15 pm and Nazifa Karima joined at 7:18 pm

**Absent:** Mike Cappuccitti

**December Minutes:** Gwendolyn did not receive the minutes beforehand but received them during the meeting. John made a motion and Jeff seconded it. The minutes were approved.

**Treasury:** Dennis (property manager) is coming to the meeting later as he is busy with another meeting in the same building. Bob has requested you to change the layout of the report. One thing we want to start to capture is the late dues. This year we exceeded our budget for expected income. We want to get a better picture of this in the future. Even though we still have a few families that have not yet paid.

The end-of-year balance without the dues for 2025 is \$13,791.34. Savings account is \$5,237.39.

The saving account will not be touched because we are a Michigan non-profit (earning less than \$100 of interest makes you tax exempt) and we need at least 10% of the annual budget. This is higher than what is required, but this will prevent us from moving money all the time.

Gwendolyn had some questions about expenses from 2023. These were checks that were not cashed until 2024. We changed the contract going forward to have 8 monthly payments to avoid this happening in the future.

There was also a question about the awards. This year, there were 4 awards instead of 3, it was explained that there was a tie.

**Budget:** The new contract has been made with BRIDEN Management and M&D Landscaping. This will be introduced during the next meeting, and we will see how we will introduce it in the budget as well.

**Parks:** Parks are frozen, so there is nothing to report.

**Annual Financial Review:** Jeff has done the review. No comments were made.

**Park Activities:** A summer picnic was mentioned on social media. The main problem right now is how to get the residents to come to the activities. The weather would also be an issue to consider.

What can we do to keep in contact with the residents? The neighborhood is not what it used to be. The board's function is to collect the dues and maintain the parks.

We must figure out how to engage with the residents again as the board. Different HOAs have similar issues. Food trucks still get people out of the house.

Halloween has been really active this year. It might have been the weather, but still a very big turnout.

Another idea is to show their (classic)cars, maybe combine this with the food trucks.

We could even close blocks to show them around as well.

**Other:** The task for upcoming meetings will be to determine who we are and what we want to be known as, in addition to collecting dues.

The meeting was adjourned at 7:40 pm.

The next meeting will be Wednesday, February 12<sup>th</sup>, at 7:00 pm at Canton Town Hall.

Respectfully submitted,  
Daan Berks