



NORTH HOLIDAY AND LAKE HILLS ASSOCIATION

Board of Directors Meeting Minutes

May 27, 2026

The Meeting was called to order at 7:00 PM.

Present: Chris Wanczyk, Ron Addison, Hal Grossman, Paula Whisman, Cindy Henderson, Jef Miller, Todd Boyer, Margaret Shay (ex-officio)

1. Special Meeting Minutes Approval

- Minutes approved without questions or comments
- Motion seconded and carried

2. Executive Board Appointments

- President: Chris Wanczyk
- Vice President: Hal Grossman
- Treasurer: Paula Whisman
- Secretary: Jef Miller (using AI note-taking system)
- Welcoming Committee Chair: Cindy Henderson

3. Financial Report

- Current status: \$12,644.91 balance
- Recent deposits: \$1,350 in dues collected last week, plus two additional payments pending
- Dues collection challenges:
 - 183-184 total houses in neighborhood
 - Currently 80 dues paid (less than half)
 - Historical pattern: ~120 households pay after reminder notices (two-thirds participation)
 - Annual dues: \$50 per household (increased from \$35 previously)
- Banking transition needed:
 - Remove previous board members from bank account.
 - Add Chris (President) & Paula (Treasurer) will be added to account. Requires meeting minutes for bank to make changes.

4. General Discussion

September Annual Meeting Planning

- Date: September 19th at 9:00 AM
- Location: Fire station (Chris will secure venue)
- Gordon (township supervisor) typically attends if invited



Sprinklers/Water Meter Issues

- Township pulls meter in fall due to unheated pit, reinstalls in spring
- GRM company handles startup - need to email water department for meter reinstallation
- Hal will coordinate with GRM for system activation

Entrance Lighting Problems

- North side light doesn't work at all
- Left side light flickers intermittently
- Both lights blink arbitrarily with no pattern
- Electrician assessment needed:
 - Tandem Electric (Fruitport) - recommended by lighting center
 - Modern Electric and AMP also recommended options
 - Chris will arrange assessment of entire electrical system including Christmas light plug

Lawn Care Continuation

- Tri-City Lawn Care will continue service
- Rates remain reasonable, account paid up

Front Entrance Improvement Letter (Tom Peterson)

- Entrance is most visible community asset affecting property values
- Recommendations:
 - Hire company for updated landscape design
 - Professional maintenance including seasonal plantings, pruning, fertilizer
 - Reliable watering system
 - Professional Christmas decoration installation/removal
- Front Entrance Committee formed: Chris, Hal, Todd
- Karla Snodgrass (Master Gardener) offered assistance with deer-resistant design
- Chris's landscaper will assess Friday and provide quote.

5. Neighbor Complaints

House on Zuni Drive

- Unfinished exterior updates ongoing for over a year
- Tree damage prompted garage addition and siding work
- Covenants primarily address new construction (1-year completion requirement)
- Township building permit may need reactivation with inspection fee



Street Parking Vehicle Inquiry

- Blue house on Aztec has vehicle consistently parked on street
- Response was that covenants do not pertain to private vehicles and township has no ordinances regarding street parking.

6. Communication and Directory Development

- Website exists: NorthHolidayHills.com
 - Contains zone maps and covenant information
 - Paula Whisman has administrative access and can add features
- Plans for neighborhood directory:
 - Email collection form on website
 - Optional participation with privacy protections
 - Include recommended service providers (electricians, snow removal, lawn care)
 - Potential group discounts for services (15+ participants)
- Electronic dues collection via Zeffy payment system proposed
- Newsletter discussion - Molly Klimas has templates available

7. Welcome Committee

- Cindy appointed as Welcoming Committee Chair
- Historical welcome packages included \$25 Leppinks gift cards plus additional merchant coupons
- New approach: homemade baked goods plus neighborhood information packet
- Information to include: annual garage sale, ladies' tea (December), annual meeting, dues schedule
- Service provider recommendations list for new residents

8. Covenants/Bylaws Review

- Five different zones with varying restrictions:
 - Zone 1: Most lenient (RVs allowed, technically no sheds)
 - Zone 5: Most restrictive
 - Inconsistent enforcement of shed restrictions across zones
- Previous proposal to standardize all zones to Zone 5 requirements was unpopular
- Covenants auto-renew every 10 years
- Committee recommendation: Focus on basic improvements before major covenant changes



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9. Next Steps

- Chris: Secure fire station for September 19th annual meeting
- Chris: Coordinate landscaper assessment Friday, get entrance improvement quote
- Chris: Arrange electrician assessment of entrance lighting system
- Hal: Contact GRM for sprinkler system activation
- Paula: Obtain bank account access using meeting minutes
- Cindy: Develop welcome packet materials and process
- Jef & Chris: Collaborate on website improvements and electronic payment system
- All: Next board meeting scheduled for Wednesday, June 24th, 7:00 PM at Chris's house (18672 Aztec Drive)

The meeting was adjourned at 8:10 PM

Jef Miller

Secretary