



NHLHA Board Meeting Minutes

Call to Order

Date: Tuesday, June 24, 2026 · 7:00 PM

Meeting type: Regular board meeting

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

Members Present

- Chris Wanczyk, President
- Hal Grossman, Vice President
- Paula Whisman, Treasurer
- Jef Miller, Secretary
- Ron Addison, Member
- Todd Boyer, Member
- Cindy Henderson, Member

I. Financial Report

The Treasurer presented the following:

- Bank reconciliation is complete through May 2026; June reconciliation is forthcoming.
- Current cash balance is approximately \$14,000 once outstanding bills clear.
- Dues collected: approximately 48% (83 of 183 homes). Approximately 25 additional payments are expected; the remaining 52% is unlikely to pay in full.
- The board agreed to defer the dues reminder to August, bundled with the newsletter, skipping July due to holidays and homeowner travel.
- Outstanding reimbursements are owed for website domain and email account setup costs.
- State court filing complete (~\$20); recurs in fall.
- Grand River Management (GRM) invoiced \$290 total: sprinkler startup (\$65), fertilization (\$75), weeds (\$75).
- Mowing cost estimated at approximately \$60–\$75/month; prior invoices are not clearly documented.

- Entrance electricity: past-due utilities caught up (\$563 payment); ongoing cost approximately \$50–\$57/month. The board noted this seems high for LED lighting but took no further action at this time.

II. Front Entrance — Landscaping, Sign Repainting. and Tree Removal

Tree Removal

The board approved removal of one half-dead box elder tree near the entrance sign that obstructs visibility. Permission was received from Darian Hus, owner of the sign lot, by text message. Todd will cut the tree with a chainsaw; the landscaper will remove debris during their site visit.

MOTION: Todd Boyer

SECOND: Chris Wanczyk

VOTE: Vote was unanimous

Landscaping

Incumbent landscapers submitted a proposal for new landscaping of the front entrance, including boulder relocation, tree removal, edging, small trees around the sign, mulch, drip irrigation per plant, and sprinkler adjustments. The board determined the quote exceeded the budget and was insufficiently itemized.

The board directed the following:

- Budget ceiling: \$5,000–\$6,000.
- Remove from scope: boulder relocation (low-priority, rarely used parking area); drip irrigation per plant (substitute sprinkler head adjustment).
- Retain in scope: tree removal, small plantings around the sign, mulch, edging.
- Request an itemized re-quote from Eric at reduced scope, with the budget ceiling communicated explicitly.
- Obtain competing bids with a goal of three total bids prior to moving forward.
- Target work window: August–September 2026 (fall planting preferred; landscapers are currently busy).
- Note: Carla Stadgrass's prior planting plan was shared; his designer characterized it as attractive but impractical.

Sign Repainting

Todd presented AI-rendered paint color options for refinishing the front entrance sign.

The board directed the following:

- The board voted to repaint the entrance sign with iron ore (charcoal) and off-white (light cream) for a muted, contemporary finish.
- Todd and his wife volunteered to execute on the project.
- Note: Ground-level sign lighting is functional. Post sign lights remain problematic; no new action was taken at this meeting.

MOTION: Jef Miller

SECOND: Ron Addison

VOTE: Vote was unanimous

Sprinkler / Irrigation Control Box

The existing entrance sprinkler control box is approximately 30 years old, in poor condition (taped, difficult to read, no Wi-Fi capability). The board authorized replacement with a modern unit at a cost not to exceed approximately \$200. Hal to contact Ben at GRM for pricing and coordination with the seasonal startup/blowout schedule.

III. Newsletter and Communications

There is a community desire to reinstate the Newsletter, with the goal of getting residents to opt in to receiving the newsletter digitally to save on print costs and get contact info for residents.

The board directed the following:

- A one-page, two-sided neighborhood newsletter covering to be sent out in August covering four topics:
 1. Front entrance project update
 2. September annual meeting announcement
 3. Dues reminder
 4. Call for e-newsletter signups
- Jef will draft for board comment prior to distribution.
- Paula will set up MailChimp NHA email address with a signup form implemented on NorthHolidayHills.com.
- The paper newsletter will prompt email opt-in; the September 19 annual meeting will also serve as an in-person address collection opportunity.

IV. Annual Meeting — September 19, 2026

The board confirmed the following details:

Date / Time Saturday, September 19, 2026 · 9:00 AM

Location Spring Lake Fire Station #2 (booked)

Association Attorney Jerry attending

Refreshments Coffee and baked goods

Note: May 27 minutes listed the fire station as the tentative location. June 24 meeting confirms Spring Lake.

V. Other Business

Additional items discussed (no formal action):

- New upcoming homeowners: Two recent home sale listings noted
- Internet / fiber: AT&T currently provides best cell service in the area; Spectrum offering ~\$89/month for new customers; fiber service may be forthcoming.
- Dues calendar: 2026 dues were mailed in April (should have been January); the board acknowledged the timing slippage.
- Jef volunteered to build two community announcement boards (chalkboard + plexiglass insert) for multi-use postings.

VI. Next Meeting

The board set the next regular board meeting for **Wednesday, August 5, 2026 at 7:00 PM**. Location to be determined.

Adjournment

The meeting was adjourned at 8:15pm.

Respectfully submitted,

Jef Miller, Secretary
North Holiday Hills Homeowners Association