NHLHA September 19, 2026 Annual Meeting Minutes

Call to Order

Date: Saturday, September 19, 2026 · 9:00 AM – 10:00 AM
Location: Spring Lake Fire Station #2, 18964 174th Ave, Spring Lake
Meeting type: Annual meeting of the membership

Board President Chris Wanczyk called the meeting to order at 9:00 AM and welcomed everyone. There were 42 attendees, representing approximately 30 households.

I. Meet the Board

All directors were present and introduced themselves:

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

II. Township Report

Spring Lake Township Supervisor Jerry Rabideau introduced himself and spoke about the township's stewardship of the community. He reported the following:

- Transparency and communications are significantly improved, including a brand-new township website.
- The See Click Fix web app allows residents to report problems to the township immediately.

- He shared the township annual report, noting that the township's operating millage is the lowest in the region and describing a strong, effective township.
- He discussed the Brill property and the Spring Lake lawsuit.
    - A development of seven homes on 20 acres near Taft Road is planned, with the possibility of a future sewer connection that would give the neighborhood the option to connect if desired.
- An e-bike ordinance for township bike paths is upcoming. Residents were asked to slow down and be kind on the paths; the same applies to scooters.

III. Secretary Report

The minutes of the May 9, 2026 Special Meeting were presented and approved.

MOTION: Bob Shay
SECOND: Connie Ide
VOTE: Approved

IV. Treasurer Report

The Treasurer presented the following:

- Dues collection: 108 payments received, totaling $5,400.
- Current account balance: $11,534.
- Overdue bills are being caught up; finances are back on track.
- Electronic payments: Online payment options for dues are being set up.
- Annual dues remain $50.
- Dues are due January 15, 2027.

V. President's Report

President Chris Wanczyk reported on the following:

- Garage sales: Community garage sales will happen again. Timing (fall, spring, or both), sandwich-board signage, and a resident survey were discussed.
- Email Communications: Residents were encouraged to sign up for email communications to reduce costs for printing and mailing notices and increase frequency of communication. .

- Vendor Directory: A directory of vendor recommendations was discussed as an addition to the website.
- Neighborhood directory: A private, opt-in neighborhood directory was discussed as an addition to the website.

VI. Front Entrance Committee Report

The committee discussed how to ensure ongoing maintenance of the front entrance. For context, prior minutes record the following:

- Maintaining the front entrance is the association's primary function and the main use of dues, covering sign maintenance, mowing, landscaping, water, electricity, and decorations (2018 and 2021 annual meetings; May 9, 2026 special meeting).
- Entrance landscaping and maintenance were previously managed by a volunteer board member, with mowing, landscaping, and decorations outsourced (2021 annual meeting). The board formed the current Front Entrance Committee (Chris Wanczyk, Hal Grossman, and Todd Boyer) on May 27, 2026.
- Routine upkeep is handled by outside vendors: Tri-City Lawn Care for lawn care, and Grand River Management for sprinkler startup, fertilization, and weed control (May 27 and June 24, 2026 board meetings).
- Recurring issues include the entrance sprinkler system (repaired in 2021 and 2023; a new timer and casing were installed in 2026), entrance lighting that works intermittently, and electricity costs (2021 and 2023 annual meetings; May 27, June 24, and August 5, 2026 board meetings).
- In 2026 the board approved removing a half-dead box elder near the entrance sign, repainting the sign, and renovating the entrance beds with a landscaping contract of up to $7,500 (June 24 and August 5, 2026 board meetings).

VII. Welcome Committee Report

- Appreciation was expressed for Cindy Henderson for her work as Welcome Committee chair.

VIII. Newsletter Committee Report

- Residents were invited to suggest ideas for newsletter content.

- Oak wilt reporting was raised as a newsletter topic.
- The board is working on an e-newsletter.

IX. Open Forum / Comments

Per the agenda, comments were limited to two minutes, and the board listened and took note. Residents raised the following:

- Tree removal: A resident expressed concern about tree removal.
- AT&T fiber lines: Questions were raised about AT&T fiber line installation. The county road commission may have more information; residents may submit further questions through the website.
- Email collection: The importance of collecting every household's email address was noted.
- Neighborhood rule violations: Residents may contact the board with concerns; however, the board's enforcement ability is limited. The township can enforce.
- Christmas coffee: The annual ladies' Christmas coffee was mentioned.

Adjournment

MOTION: Paula Whisman, to adjourn

SECOND: Bob Shay

VOTE: Approved

The meeting was adjourned at 10:00 AM.

Respectfully submitted,

Jef Miller, Secretary
North Holiday & Lake Hills Homeowners Association