

MINUTES OF COTPII ANNUAL MEETING
Wednesday, April 12, 2018 6:45 – 8:25

Ypsilanti Township Civic Center
Board Room

Board Members Present	Khurum Sheikh, Irv Arnold, Tenielle Hammett, Chundra Johnson, Chundra Johnson, Estelle Russell
Board Members Absent	None
KTAssocia Management Rep	Sharron McCormick

- A. Annual meeting called to order by President Khurum Sheikh
- B. Introductions
 - 1. President Khurum Sheikh introduction himself
 - 2. The four board members introduced themselves
- C. Proof of notice of meeting/quorum - Sharron McCormick introduced herself and announced proof of notice of meeting and quorum.
- D. Approval of minutes of Annual Meeting on Wednesday, April 12, 2017. Minutes were approved by acclamation. Michael Rudy 804/306 - motion to approve/Tim Webster 2nd.
- E. Election of Board Members
 Estelle Russell re-elected by acclamation
 Irv Arnold has chosen to not run this time leaving one opening. No one was interested in being a board member. Board will operate with 5 members at this time instead of 6.
- F. President's Report
 - 1. Information on new entrance gate - 2 bids have come in - a decision on the gate will be coming soon
 - 2. Facebook - co-owners were encouraged to join Cliffs II site if at all interested - it's a good way to keep in touch with fellow co-owners and to keep up with local news
 - 3. New locks on entrance doors - locks on a few doors were changed, most were not changed because there was no need.
 - 4. Re-keying pool keys - this is still being reviewed - many people seem to be simply reaching over the entrance to gain access. A different key wouldn't solve this problem.
 - 5. Balcony repairs: all co-owners should have been contacted by now. Some are safety issues, others are aesthetic issues. No prices yet. Balconies with safety issues will be addressed first.
 - 6. Tiles in the walkways have been repaired.
 - 7. A co-owner last year at the meeting expressed concern about the willow tree by the water. The tree was inspected last year by an arborist, and branches trimmed from it. It was found to be healthy and there was no reason to remove it.
 - 8. Cameras installed on our property are being discussed by all 5 associations. The township provides high definition cameras on public property. The sheriff's department monitors and records activity on the cameras. Maintenance for the cameras is provided through the property

taxes. The cost would work out to be about \$10 - \$15 per year added to the property taxes. Cameras on our property would need to be purchased by our association. 4 high definition cameras on our property would cost about \$1400, with \$25 monthly for maintenance. The cameras would be integrated with the Township cameras and their program. David Rodriguez from Guardian Alarm has been providing the Association with information and pricing on these cameras. Individual cameras in units are also available from David if co-owners are interested.

9. Leasing program - Khurum explained that the board is looking into a leasing program for the Association. The cost would only be to those who choose to lease. It would be about \$200 annually. The program is handled through Associa. Board will provide co-owners with more information in the near future.

G. Treasurer Chundra Johnson report

1. Entryway work is moving along well, and is scheduled to begin in May. All entries will be renovated this year beginning with D Building. Chundra displayed the paint colors and carpet samples that have been chosen. She and Tenielle Hammett gave details on the project..

H. A question and answer period between co-owners and board members was conducted

I. Meeting adjourned at 8:25.

Respectfully submitted,

Estelle Dunlap Russell