

Cornerstone 6/4/2017

We don't have a whole lot of activity throughout the year, and I'll summarize things in an email to the neighborhood later today, but in trying to stay within the guidelines of the by-laws, we needed to have Brian replaced.

The general consensus seemed to be let the money build up in our account til next year to make any purchases, look at future/more long term potential developments, and consider raising dues to allow for the upcoming projects that could be considered. I know in the past we have tried to avoid raising dues, but I think it's inevitable that we need to consider this.

Looking long term our revenues are roughly \$8250 if everyone pays on time (which per Amy nearly everyone did but 5....kudos to the paid on time discount making people pay!!). If we max out on lots our current revenues at this point would be roughly \$10K. Our hard costs annually are as follows:

- Green Scene \$3300 (we approved the additional mows which will make this about \$4000 in all likelihood), could be more to pick up 2x a month mows for the back area
- Insurance - \$900 includes liability, coverage for our equipment, and D&O that covers us as officers, which is extremely important
- Welcome gifts – set this at roughly \$100 annually to budget
- Water - \$206 from last year but that's always been a lot higher....may have to double check that
- Postage – Set at \$75 to allow for things that must be mailed.
- Consumers - \$400 for power out front
- Thielen - \$250 (from 2016)....could be less annually
- Website domain - \$100
- Website changes/maintenance....\$250...I think we should budget for this because Larry did make a point that we should get our minutes on there to be accessed. Dwayne do you have any feedback for how easy/tough this would be to handle on our own?

Just those things above total \$6300....leaving about \$2,000 to work with. I think we have to budget as if everyone pays early. In the past, we agreed to set aside \$\$ for future needs, and with this type of budget we just won't be able to do that. So some things to consider/propose to the neighborhood:

- Increase of \$25 to \$150 paid early, \$200 paid otherwise...generates an additional \$1650
- Increase of \$50 to \$175/\$225 generates an additional \$3300, and just over \$5,000 annually

My personal recommendation is the second choice. I think we should discuss what the board feels should be presented for vote. We are some day soon going to need to consider these projects:

-Seal coating – that came up last night...a couple years ago Brian Smith (when he worked at the township) indicated we could do our streets for about \$5000 but the potential results/return was inconclusive as to how well it worked or didn't work. But if they extend the life of the streets, we should get some feedback again. Would anyone like to reach out to the road commission to inquire about this?

-Entry sign for south end of neighborhood – If we see Broadway go through, we need to be ready to react to this and get at the very least a lighted sign in the entry

-Pavilion – this idea is more long term, but seems to gain traction the more it's discussed. It would cost at least \$20,000, and there would still be the issues to solve of who can use and when, how it's booked (i.e. can we have a calendar so that Amy or myself don't have to take 100 phone calls to book the pavilion), and how often someone books (if we have 66 people, can we allow someone to go in early and block out 4 Saturdays?) So questions to be answered, but there seemed to be an interest

-Marking common area – One suggestion was a vinyl fence post that had 'common area entry' on there, as opposed to those property stakes that are there now. The other was a couple large boulders at each area. Jeff....thinking you may be able to get us a price for 4 of those. I found a few decent post markers that run about \$100 each online.

Thank you all!

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