11/12/2024

East Creek Association Meeting Monday October 28, 2024

In attendance:
Arnie Folkersma
Nathan Pledger
Andy Bluhm
Greg Lydy
Rod Hess

Association bank account balance reported $9,335.20 & the quarterly statement shown

Question was asked prior to the meeting what the typical annual expenses are:
- $20 annual LLC renewal (president pd last two years, not charged to Assoc)
- $213 Insurance
- $1600 snow plowing

Snowplowing Black Creek Dr was discussed:
- Possible contractors and individuals were mentioned
- By the end of that week Andy, Greg & Rod decided to use Goggins Construction as the snowplow contractor for the 2024-25 winter at a cost of $1,500 for the season

Discussed Black Creek Dr and what is needed for the road surface.
- Seal coating is not needed since the chip seal was done in July 2023
- Contractor, Snyder Asphalt Inc at the time stated the chip seal should be good for 5 to 7 years. Members of the association are hoping and thinking maybe we can get 7 to 10 years due to less traffic on the road than most

Association dues were discussed:
- With the chip seal for the road costing $30,000 in 2023 the consensus was that the next time chip sealing is needed it could easily be $40,000 or more
- It was unanimous that the dues should increase to $800 for lots 3, 4, 5 & 6 effective immediately (dues notices are sent the first week of January each year) SINCE RAISED TO $1,200

Discussions were had regarding the combination of lots 1 & 2
- It was unanimous that lots 1 & 2 be combined permanently therefore the owners will only owe one dues payment and they will be assessed only one special assessment for any future road work or other large capital expenditure
- At the time of the meeting there was a signed buy sell agreement for lots one and two and the buyers have already been told the dues are $1,200 so they will remain at $1,200 until further notice (dues notice to be sent the first week of January each year)

The keeping of large animals within the association by property owners was discussed:

- Everyone agreed that first and foremost no ones property values should be negatively impacted by the presence of large animals on another property owners parcel if done so respectfully.
- From the associations declarations of easements and restrictive covenants under paragraph C. it states: C. It is essential to the value of the Parcels that the Development be perpetually maintained in a manner consistent with high environmental, aesthetic and residential standards.
- It is being noted that in the association declarations of easements and restrictive covenants that under Section 8. Uses Permitted and Prohibited paragraph 8.1 it states: Parcels shall be used solely for the construction of one single family residence (including a garage for private use) and shall be limited in use to single family residential purposes.
- Arnie found within the agricultural department of MSU recommended guidelines of not more than two large animals per acre of pasture.
- It was unanimous among property owners that this recommendation be followed within the association.
- The membership did not want to put the two large animal limit into a formal guideline but desire it to be followed going forward

Rod Hess – President

Rod Hess 11/12/24