

MINUTES OF COPTII ANNUAL MEETING
Thursday, April 21, 2022 6:30PM
Ypsilanti Township Community Center
2025 E Clark Rd.
Ypsilanti MI 48198

Board Members Present: Khurum Sheikh, Chundra Johnson, Ralph Adelman, Joshua Walker, Dan Blakeney

Board Members Absent: N/A

Kramer-Triad Management: Rita Khan, Meredith Wiseman, Lisa Schemanske

- A. Proof of notice of meeting – Rita Khan
- B. Quorum present – Rita Khan
- C. Annual meeting called to order by President Khurum Sheikh at 5:40PM.
- D. Reading of minutes of Annual Meeting on July 22, 2021 were waived. 804 – 306 made a motion to approve the minutes as drafted. 808-103 seconded the motion. All were in favor. Motion passed unanimously.
- E. President Khurum Sheikh introduced the Board and members from Kramer-Triad.
- F. President’s Report – Khurum Sheikh
 - a. President Sheikh delivered remarks to the co-owners recapping the year.
 - i. Balcony Repairs – Derek Riggs will be back from Florida in May. He has worked on the balconies in the past and has done a good job.
 1. Ralph Adelman is noting any units that have issues so please contact him if there are any issues on the work that Derek has completed or if there are any open items. As of now, those on the 800 entry way are on the list.
 - ii. Painting – The contract was signed but there is no start date yet.
 1. There was consideration of two tones versus one tone color. After reviewing of the costs, it was decided that two tones would be used in the front and one tone would be used on the back. The cost to do two tones on the backs was \$9,000 more.
 - iii. Additional Repairs – Carport Support Beams are not as secure. Derek Riggs will provide bid for Board’s review and consideration.
 - iv. Asphalt under Carports
 - v. Pavers by the lake – contract is signed. Work will be done to level out the path and there will not be any changes in design.
 - vi. Water Meters – YUCA and PlumberZ are working on this. No date as of yet.
 - vii. Lighting by the lake – there are some lighting that still works however there needs to be repairs made.
 - b. Beautification of Pool Area – President Sheikh stated that as a community building activity/event, it would be nice to have a day where members of the communities come out and help with the labor for landscaping and beautifying the pool area. The tentative date is Saturday, May 21st. A signup sheet was passed around for interested volunteers.

- c. Hallway Cleaning – President Sheikh reported that the previous hallway cleaning vendor had personal issues and went on leave. The current vendor, Sherry, has been doing a great job.
 - d. Laundry Machines – The Board is exploring options for modern, upgraded washing/dryer machines. More information will be forthcoming.
 - e. Feedback on Motorcycles – President Sheikh indicated that they would wait until Josh arrived to bring this to the community. The members present were asked if there were any interest in having motorcycles allowed in the community. The consensus was that members were not in favor.
- G. Treasurer Report – Chundra Johnson
- a. Fiscal Year 2021-2022 Review, overall association has stayed under budget.
 - i. Association has \$196,620.53 in Reserves as of March 31st. We must keep 20% of dues income in reserve at all times, ~\$70K.
 - ii. The total cost of the painting project is \$98,271. Of that, \$18,356 is for wood replacement, \$60,840 is paint, \$10,575 is balcony paint/repair \$1,100 is front rail (10 railings), \$2,900 is stairwell leading to lake (paint/stain).
 - iii. Asphalt under Car Port – bids have ranged from \$50,000 to \$75,000.
 - iv. Water Meter Installation – cost of install increased and total cost is now \$10,050.
 - b. Beautification of front of the Buildings – a call for volunteers to beautify the front and plant foliage.
 - c. Paint Colors – Chundra passed around paint colors that were going to be used.
 - i. Beige around windows
 - ii. Rustic Red around doors
 - iii. Black for railings
- H. Election – President Sheikh opened the floor for nominations. There were no nominations. There were three candidates for three open positions. A motion was made by 836 – 205 to accept the three candidates for the three open positions. 804 – 206 seconded the motion. All were in favor. Motion passed unanimously.
- I. Unfinished Business – There were no unfinished business.
- J. New Business – A member of the community asked if the paint colors for the docks could be changed based on the new paint colors of the building. Ralph indicated that the Rules and Regulations stipulate dock colors however there can be additional considerations. In the past there was a Dock committee that reviewed these items and perhaps it could be time to reinstitute the committee.
- K. A question and answer period between co-owners and board members was conducted.
- a. 804 Hallway – smell from flooding. President Sheikh indicated that he just received some information regarding this and has not had a chance to review yet but will be reviewing it further and address it appropriately.
 - b. Pavers – will there be a design change? No, the intent is to level it.
 - c. Washer/Dryer Change – is it all or nothing? This will be explored.

- d. Painting – are windows being taped? Yes.
 - e. Spiders in chandeliers – the Board will look further into what the pest vendor is doing as well as address the spiders in chandeliers.
 - f. Bike rack – adding another bike rack in a centralized location.
 - g. Front of building appearance – adding stones again as they were previously used in the past.
 - h. Gutter guards on units on the third floor (lake side) – Board will look into this further
 - i. Skunks in community – there is someone feeding feral cats and this is attracting skunks as well. The Board will look into this further.
 - j. Speed signs around the curve/hill – there is an increase in vehicles speeding in that area.
 - i. Possibly adding a sidewalk/area with gravel so pedestrians do not have to walk on the road.
- L. 836-205 made a motion to adjourn the meeting at 6:47 p.m. 804-305 seconded the motion. All were in favor. Motion passed unanimously. Meeting adjourned at 6:47 p.m.

Respectfully submitted,
Rita Khan
Kramer Triad Management Group