

Minutes of
Swiss Village East Board Meeting
Saturday October 11, 2025, 10am
Home of Lonne Petroskey
Call in #1-605-468-8001 Pass code 538739#

Call to order by President Brad Whalley at 10:00 AM

Members present: Brad W., Rick M., Lonne P., Mark B., Stephanie K., Nicole S., Kellie B.,

Absent: Ralph C.

Visitors: Al L., Mike S., William W., Donna C., Derek Smith, Derek Sajak

Minutes of July meeting called for approval:

Motion to accept the minutes by: Stephanie Second by: Lonne Approved: Yes No

Election: 63 total votes, 3 new members

Advisors: New members Derek Smith, Jess Wagner, and William Wolz moving into Advisor roles

2026 Budget: Add postage for mailings, reduce flowers to \$200, set picnic supplies to \$200

Discussion to add \$2,500 placeholder for legal matters.

Motion to accept budget changes by: Mark Second by: Stephanie

Discussion regarding sprinkler protection on Donna's property resulted in no HOA funding nor getting County involved.

Fencing project delayed to 2026 for \$2,000.

Motion to delay budget change by: Brad Second by: Nicole

Brad received pavilion enclosure quote at \$4,400. This includes garage door, sidewalls, insulation, electrical, heating, and ceiling fan. It does not include interior walls, which T-111 is estimated at \$1,100. No labor contained in quote as labor would come from our HOA volunteers. We need to check on insurance and with Kearney township zoning for plumbing vs installing a porta-potty. The possible porta-potty would be for 240 lot use only.

R&R Documents:

Continue to refer to R&R to answer questions and understand document contents placed on website located under Important Docs, Restrictions, Regulations folder.

We need to offer more clarification on how to process and submit architectural approvals, respond to violation letters, and report violations. Nicole to create a streamline method on website.

Finance:

Lonne shared budget update for July 1st thru September 30th, 2025. Balances were:

Savings \$18,706, Checking \$9,276, Total \$27,982.

This does not include upcoming snow plowing and State Farm Insurance by end of year.

Lonne to provide Stephanie list of oldest non-paid HOE lots and contact owners to approach from a real estate perspective. The goal is to take the oldest dues and start process to collect or put lien on lot for potential foreclosure. Brad will take task of following up with Lonne & Stephanie.

Owner changes:

Lucas Miller (Biddle), Grant Gustafson (Perkins), Miramar Barnhouse (need owner contact)

Grounds and Maintenance:

Nicole suggested moving county mowing from Mondays due to same day as trash collection. Brad to contact County.

Social Communications:

HOA meetings are contained on our website. Annual October meeting is open for all HOA attendance.

Email receipt notification would be helpful to achieve a clear line of communication.

Remove Board member emails from website due to website being front end of business.

Architectural:

See attached document from Rick M.

New Business:

Mailboxes

Possible dog park

Airbnb issues/concerns

Upcoming Calendar of Events:

President's letter due December 1st

Future HOA quarterly meetings to be held second Saturday in January, April, July (with annual picnic to follow) and October

Round Table:

Discussed noise from golf course blowers for leaf maintenance and ski hill snow machines. There is no real action to address reduction of noise level.

The Board needs to be more diligent in enforcing R&R rules with property owners regarding rental issues on a timelier basis. This is to allow owners to become aware of guest issues before ratings are issued.

Derek Smith volunteered to share his rental agreement with the Board to offer up an example/template to share with other owners.

Adjournment:

Our next board meeting is January 10, 2026.

Kellie Biddle
Secretary, Swiss Village East Property Owner's Association

