

Minutes of  
Swiss Village East Board Meeting  
Saturday July 12, 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., Ralph C., Kellie B., Nicole S.,

**Absent:** Stephanie K., Mark B.

**Visitors:** Al L., Mike S., Grant Gustafson (by phone – Perkins buyer)

**Minutes of April meeting called for approval.** Ralph talked to Peter from Traverse City and rate is \$380/hour. Peter's law firm charges the same as the Detroit firm. The Detroit firm has a Traverse City office that is more familiar with H.O.A.s and P.O.A. Brad proposed to go with them and Brad will contact the firm.

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

**Succession Planning:**

Nicole recommended to possibly combine Secretary with Social and Communications. She will help to back up Treasurer and may move into that position.

**R&R Documents:**

Per Nicole, new 2024 R&R placed under website location: Important Docs then Restrictions and Regulations folder. The old R&R was removed from the Architectural Committee folder.

**Committee Reports:**

**Finance:**

Lonne shared budget update for April 1<sup>st</sup> thru June 30th, 2025. Balances were:

Savings \$18,689, Checking \$16,882, Checks on hand \$0, Total \$35,649.

**Owner changes:**

Lot 3 getting plans done professionally and will approach Architectural Committee soon.

**Grounds and Maintenance:**

Spring cleanup was relatively easy. Two hours were spent mainly getting ready for the mowers.

Brad received quote from Giar at \$2,440 for 40 yards of gravel at Children's Park. Heavier material is estimated at \$3,040. Bruce quote came in at \$6,300. Al to get quote thru his contact for crushed concrete at \$30/yard plus delivery charges.

Al looking for auger/tractor rental to use for replacing fence at Cedar River. The tractor rental is \$250 with an estimated cost of \$1,800-\$2,000.

Motion to accept by: Ralph Second by: Rick

**Social Communications:**

Nicole presented her research collected on laptop purchase for the Board. Her analysis included four choices with cost, ordering details, storage, operating software, battery life, USB port info, and processor speed. All

agreed that the number one choice, HP, was the cheapest price, fastest processor speed, and better battery life. Microsoft 365 is free on this model for one year. The plan is to switch to Apache Open Office afterwards which is also free. Lonne will put the order thru.

Motion to accept by: Lonne Second by: Nicole

Nicole finalized the Welcome packets and will send out a digital strawman packet for input from the Board via email. Nicole needs to receive email of new owners. Rick will provide Grant's email.

Our next board meeting is October 11<sup>th</sup>.

### **Architectural:**

See attached document from Rick M. Donna on lot 58 is adding an addition and needs reminder to send permits/plans to HOA Board. Rick and Brad will hand deliver notice. R&R states a one-year timeframe to complete once breaking ground.

### **New Business:**

Next meeting:

Parking at the corner of Cedar River and Schuss Mountain Rd. (Al and Brad)

Expand pavilion to enclosed area and add electrical, heater and garage door.

### **Upcoming Calendar of Events:**

Need to solicit volunteers for voting Board members in during next election.

### **Old Business:**

**Round Table:** None

### **Adjournment:**

Motion by: Lonne Second by: Nicole Motion passed without dissent.

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