Agenda

Swiss Village East Board Meeting

Saturday October 10th, 2026, 10am

Home of Lonne Petroskey

Call in #1-605-468-8001 Pass code 538739#

GoToMeeting Link: https://meet.goto.com/414474237

GoToMeeting by Phone: Access Code: 414-474-237

United States: +1 (224) 501-3412

I. **Call to order:** Made by Brad Whalley at 10:03am.

II. **Roll Call:** Brad Whalley, Rick McCarren, Lonne Petroskey, William Wolz, Nicole Sherman, Derrick Smith (via GoToMeeting)
   a. Absent: Jess Wagner
   b. Visitors: Mike Sherman, Kurt Shoecraft, Al Leach, Al Leach, Donna and Bill Criscione

III. **Minutes of last meeting called for approval:** Motion by Nicole. Seconded by Lonne.
   a. Review of July 11th action items.
      i. Rental agreement (Derrick): Posted on the rental page. On rental agreement he collects various information, such as driver's license number. Has a limit on number of people. Has stipulations such as quiet hours, information about wildlife/safety items, etc. Reinforce policies such as garbage, etc. Once he has the contract signed by renters, he has a welcome guide that he sends renters that again reinforces specific rules/procedures such as garbage, campfires, etc. Includes link to DNR website. Also establishes rules regarding parking of vehicles (no parking in street, etc.)
      ii. Derrick will send a copy of the welcome guide to Nicole send out to all property owners to use if they would like.

IV. **Board Election Results**

a. As of the meeting, 15 property owners submitted votes for the 2027-2028 B.O.D elections, comprising about 46 lots owned total.
b. Top four vote recipients:
    i. Brad Whalley
    ii. Nicole Sherman
    iii. Al Leach
    iv. Derek Sadjak

V. **Calendar of Events**
a. October:
    i. Annual Membership Meeting (BOD)
    ii. Elect board members (BOD)
    iii. High-Level Budget 2027 (BOD)
    iv. Set Dues for 2027 (BOD)
    v. Send out Meeting Minutes (Nicole)
b. November: None
c. December:
    i. President's Letter- sent to Treasurer for **Mailing by Dec. 7th** (Brad)
    ii. Mail Dues Invoices & President's Letter (Treasurer- Lonne?)
    iii. Get updates on new builds (architectural- Rick?)
    iv. Get updates on new property ownership (**Treasurer**)

VI. **Workload/Duties Discussion**
a. Derrick has been working on digitizing the process of inputting new property owners, etc. Lonne shared his spreadsheet with Derrick, and we are trying to focus currently on the dues/payment process to make it less work manually entering all information by hand. Looking at utilizing Square to handle this.
b. Currently trying to house the following information:
    i. Family, owner, lots owned/listed, email address.
    ii. Next need to link square account to our SVE bank account. Derrick will run a test with paying dues.
    iii. There are expenses for both the association and property owners to utilize this feature.
    iv. Can set up reminders that will be sent to property owners via email for dues coming up due or delinquent.

VII. **Future Dues Discussion**

- **a.** 133 property owners. 27 have not paid dues this year. 8 of those 27 have never paid and have liens on the properties. Due collected this year were $14,738.
- **b.** Not expecting any large projects in the coming year, but we need to look a few years into the future to see if we need to raise dues.
- **c.** Dues will stay where they are for the coming year.

VIII. **Plowing Update**

- **a.** Green Acres Lawn and Snow Care- taking over for Northern Tree. Last year snow removal cost $1,200. Quote for this year was $1,500. Add 10% if snowfall exceeds 140 inches for the season.
- **b.** 45th Parallel and Trees North were both contacted but to no avail. Al will reach out to 45th parallel to see if he can get a quote.
- **c.** Lonne will call Green Acres to see if we can negotiate the 140-inch requirement and if not, we may accept the service.

IX. **Committee Reports:**

a. **Finance** (Lonne)

i. Expenses- 9,987
ii. Savings- 20,763
iii. Checking- 10,261
iv. Total Balance: 31,023

b. **Grounds and Maintenance** (Brad)

i. No projects coming up for 2027. Would like to look at improving the walkway to the pavilion at the Children's park, but that will mostly be done by volunteer labor.
ii. Corner of East and West Village- Brad has contacted the road commission about the wash out. Still nothing has been done about it. Brad has also asked for attention to the corner of Cedar River Drive and West Village.
iii. Corey's Court- we hold all the expenses for maintaining Corey's Court. We recently had a tree fall down over the road there. If it were a public road, we would call the road commission and/or the fire department.

IF a tree falls over Corey's Court, the tree should be taken care of by the owner of the property the tree fell from. Kurt thinks that the county actually owns Corey's Court, and will look back at that. Brad would like to speak to the person who called about the tree to explain that this is the property owner's responsibility, not the association. Brad will follow up with Kurt and the board what we find out.

c. **Social and Communications** (Nicole)
    i. Updated website with link to State of Michigan/EGLE for Plume updates
    ii. BOD meetings for 2027
        1. January 9th
        2. April 10th
        3. July 10th
        4. October 9th

d. **Architectural** (Rick)
    i. Lot #91 has submitted a plan for a home on Alpine Way.
    ii. Lots #22-23 on Cedar River – has completed the barn project reported on last meeting.
    iii. Lot #3 on Cedar River – has broken ground so they have until August 2027 to complete the project. Foundation forms are in but no concrete as of this report.
    iv. Lots #149/150 on Shreck -has started the shed that was discussed in July. Should be completed within the next couple weeks.
    v. Lot #90 on Alpine Way – has cleared trees and ground-breaking has begun. So probably completion by September of 2027
    vi. Lot #140 – still under construction. Board action required.
    vii. Lot #172 still has trailers and material stored on Lot. Board action needed. Should a lien be placed?
    viii. On Forest – lot #156 - possible new owner. No further construction has taken place since the stop order. No permit applied for. I believe a letter was sent to previous owner around May, 2026. Article 34 cites conditions for repair etc. of fire damaged excepting as needed for insurance investigation. However, this property had restoration construction started with previous owner but with no permits from the SVE or the county. Nothing since that time has been done by current owner. The board should consider some action at this time with new owner. Since the county stepped in, the homeowner has pulled

permits from both Kearney and Antrim. No permits have been pulled from the association.

X. **New Business:** (Round table for Board Members)

a. Brad has been in touch with Ed from Kearney Township, and Kearney Township is revisiting the concept of STRs next month (November 4th). He has been invited to the meeting today and may show up.
b. President's letter- how do we verbalize to homeowners that if there are concerns to NOT confront the people and instead contact law enforcement.
c. Stationary- Lonne has a ream of paper with the association's letterhead, but no envelopes. Should he order another case of each at this time? Board approves the ordering of envelopes.
d. Violation letter delivered to owners of Lot #34 regarding chickens on property.

XI. **Open Forum** (Visitors)

a.