Cumberland Hills Subdivision Association

November Meeting Agenda

November 18, 2024

Meeting called to order at 7:32 PM by Rob Thomas

1. Welcome and Introductions
	1. Roll Call – Rob Thomas-President, Steve Ball-Treasurer, Hristo Kozhuharov- Events Coordinator, Julie Raikes- secretary, Beth Giles- Member-at-Large, Jason Carlock -Member-at-Large, Don Modrycki-resident
	2. Minutes Approval – Meeting minutes tabled from May 2024. All member received a draft of the September 2024 minutes. A motion to approve the September minutes made by Steve Ball, the motion seconded by Rob Thomas. Motion to approve the September 2024 minutes approved unanimously.
2. Announcements & Updates
	1. Rochester Assessing Department – The assessment is complete for our subdivision. Residents can check the Rochester Hills Property Tax site to see any changes that were made to their assessments – No additional updates. Information is available on the website.
	2. Treasurers Report – Presented by Steve Ball. We are approximately at break-even after 3 years of loss. Cash value currently approximately $58K currently. Three liens were placed on residences this year. One was paid yesterday (November 2024). Currently insurance and lawn care costs are down. Jason motioned to approve treasurer report, motion seconded by Beth Giles. Motion to approve the treasurer’s report submitted was approved unanimously.
	3. Board Resolution – The current secretary (Julie Raikes) will create a record of resolution that states that Jason has been removed as president and Rob added as President so that he can be added to bank account.
	4. Events/Updates Schedules - Hristo
		1. 2024 Halloween contest – HOA votes provided to Hristo. He is going to announce the prizes once treasurer confirms that none of the nominated winners have a dues balance.
		2. The Fall Festival stayed on budget.
		3. Remaining events for 2024 / 2025 plan- Hristo will announce the upcoming Holiday Lights contest and snowman contests. For the February meeting, Hristo will propose dates for the 2025 events.
		4. Rob motioned that events update is approved, second by Beth, approved unanimously.
	5. Newcomer Updates
		1. We don’t currently have a welcome committee. Any new homeowners should contact a board member to get a welcome. Beth volunteered to take welcome packages to new homes, but without the contact of a real estate agent, we don’t always know when there is a new member. Hristo will ask Samantha Hillary for a list of arm length sales for the month for new residents. Welcome packets should include the Bi-laws, deed restrictions, a directory, and if available a downtown Rochester Chamber of Commerce bag, crackers and jelly.
		2. Motion to approve the continued delivery of welcome packets when we know of new homeowners proposed by Rob Thomas, motion was seconded by Hristo. Motion was approved unanimously.
		3. Any residents interested in joining the board are welcome to come to a meeting.
	6. Review Action plan items
		1. Walk the commons – everyone can walk around and monitor. No new information.
		2. A decision was made to put a mini lending library at the entrance to Cumberland Park on Norton near the intersection of Norton Lawn. Jason will communicate to Terry that he can proceed with the install.
		3. Motion was requested for front entrance lights by Stephen, board approvals provided via email 10/9/24. Typically these are installed the week of Thanksgiving.
		4. With the updated webpage, we can once again post current minutes to the website. We will post old meeting as well. – Rob to complete by 11/29/24. Motion for action on posting minutes to the website made by Hristo, motion seconded Beth. The motion to update the website with board minutes was approved unanimously
3. Comments / Questions from Homeowners – concerns form Donald Modrycki. See below under new business for information.
4. New Business
	1. Donald Modrycki (567 Kentucky Dr)– Don experienced a sump backup in April 2024. Don got a list of plumbers from the city and asked Universal plumbing to fix the problem. He did not inform the HOA board of his sump backup. Universal plumbing proceeded to jet the pipe and told the resident that the blockage was at the subdivision line. They did not inspect the line with a camera. The HOA had a plumber (Rogue plumbing) to assess the subdivision line for blockage. Rogue plumbing found the line clear to the point of the homeowners tap-in site. Unbeknownst to the homeowner or the HOA/Rogue plumbing, the homeowner was not using that tap-in line and a second tap-in farther down the line was being used which was installed 20 years ago by the resident. Because the subdivision line up to the presumed tap-in was clear, the homeowner had Universal plumbing back on site. They jetted the line again, getting their jetter stuck and charging the homeowner for all damages caused to the pipe and to retrieve their jetter. Rogue plumbing was called back out and found the second tap-in line and the blockage at that location. Rogue cleaned out the blockage in the subdivision line. Don feels that the HOA should be financially responsible for all charges he incurred because he would not have had any work done if a blockage in the subdivision line did not exist. According to HOA historical guidelines, a line is inspected with a camera to locate a blockage prior to work being done on the pipes. Universal plumbing did not run the camera first but initially went to jetting. Typically a camera going in the pipe first would avoid this situation. Don is asking for reimbursement for all of the charges he incurred during this pipe issue, a total of $7058. The HOA board discussed details of options – initial cause of blockage was calcium blockage build up in the subdivision main line. The subsequent costs of the broken pipe incurred by the homeowner was caused by the damage from Universal plumbing and their policy of making the homeowner cover the cost of their breakage. The board reviewed that the HOA is not responsible for lines from each home to the subdivision sump collection line and was not made aware by the homeowner that there was a second, newer tap-in site to the subdivision line farther down the line. A motion was made by Rob to reimburse the homeowner the initial charge by Universal plumbing that was incurred as it was parallel to the approximate costs of clearing the main line of $1458. The motion was second by Beth as the costs approximated that would be appropriate to clear the main that is covered by the subdivision. Approved unanimously.
	2. Discussed various current complaints/issues. Discussed the HOA responsibility vs. homeowners’ responsibility. We reviewed Article 5, Section 7 in the By-Laws. The current homeowners with noted violations causing drain issues will be given a letter that will be delivered along with a verbal explanation and given a 90-day deadline to make changes. After 90 days the HOA will have the work done and an assessment for the amount will be charged to the homeowner. The tree is covering the drain and causing problems for the drain system.
		1. Residence pending violation letters: 2121 Cumberland, Rob provided verbal explanation to homeowner, homeowner requested to discuss next HOA meeting.
		2. Rob and Jason will draft a letter of formal violation in conjunction with the attorney. The deadline will be pushed to prior to May 1st to have the tree removed.
		3. The homeowner currently has the sump draining into the backyard instead of to the sump system. This is a city ordinance violation and Rob will let the city know of the violation.
	3. We will post instructions to contact the board if homeowners are experiencing backup on the website.
	4. Motion to raise the 2025 dues by 5% to cover future costs, making annual 2025 dues rate for $86. Motion made by Rob to approve the 2025 dues rate, motion seconded by Beth. Motion to have the 2025 dues rate be $86 approved unanimously.
	5. Motion to approve new business made by Jason, motion seconded by Steve approved. Motion to approve the new business information approved unanimously
5. Old Business
	1. Warrington Pond Drain / Storm Drains – Stephen
		1. Rogue plumbing cleared the Warrington drainline and removed their nozzle that was stuck on 11/02/24, Scott’s team to be back onsite 11/9/24 with camera for final inspection per message to Rob – As of 11/18 no further follow up from Rogue.
		2. Should additional drains be assessed by Rogue during next visit – discussion of any other areas with poor drainage. We continue to consider having the system re-inspected/cleaned in a systematic review. This may need a special assessment over several years. We would need to call a special meeting to discuss and approve a maintenance assessment. We will continue to consider this.
	2. Enforcement
		1. Fence violations:

2254 Cumberland – Rob to discuss with homeowners Dave & Gwen

* 1. Motion to approve old business made by Jason, motion seconded by Rob . Motion approved unanimously.
1. Meeting adjourned by Rob Thomas at 9:03 PM.

**Next meeting:** Tuesday, February 11, 2025, 7:30 PM, City Hall Auditorium

Future 2025 meetings: Tuesday, May 13, 2025, 7:30 PM, City Hall Auditorium

* 1. Donald Modrycki (567 Kentucky Dr)– Don experienced a sump backup in April 2024. Rob informed Don after September HOA meeting that the HOA’s drain was not identified as being blocked. Per HOA meeting Universal Plumbing should have notified Don / HOA if a blockage existed before performing the work on Don’s line and moving it. HOA is not responsible for lines from each home to the sump collection line. – Diagram provided to Don 10/14/24. Don feels HOA should be financially responsible stating he would not have had the work be done if a blockage did not exists. Rob informed Don of next HOA meeting via email to object.

J’s summary - On the diagram there is a line 1 that comes from the home to the main. Twenty years ago Don had a blockage and unbeknownst to him, the plumber installed a second line (line 2) on the diagram. His current plumber said the main was blocked. Our plumber (Rogue) checked the line only up to line 1 (not knowing there was a line 2) and said it was clear. But then they figured out there was a blockage at line 2. Rogue found out there was a blockage at line 2 and was cleared. When Universal was re-checking the homeowners line 2, they cracked the pipe and caused damage. They felt that the main was blocked so it should have gone back into the catch basin but instead it was discharging back into his yard as a temporary fix. Universal did not run the camera first but initially went to jetting. Chain of events – our blocked line. Homeowner did not know there were two lines. Typically a camera going in the pipe would avoid this. He is asking for reimbursement for all funds because it was not caused by his lines. $7058 Once the blockage was identified at the second tie-in it was cleaned by Rogue.

Discussed details of options – initial cause of blockage was calcium blockage build up in the subdivision main line. The subsequent costs of the broken pipe was caused by the damage caused by Universal and making the homeowner cover the cost of their breakage. Motion made by Rob to cover the approximate costs of clearing the main line that was charged by Universal of $1458 second by Beth as the costs approximated that would be appropriate to clear the main that is covered by the subdivision. Approved unanimously.