



AURORA PARK HOMEOWNER'S ASSOCIATION

P.O. Box 183067

Shelby Township, MI 48318

APHA Annual meeting minutes from 4/9/26

Attendees: See below for list of homes by lot #. **12 total homes present. Quorum not achieved (27 required for quorum to continue with meeting and vote). Meeting was informational only.**

Location: Shelby Township Municipal Board Room

Time: 7:00 pm to 9:00 pm

Homes represented:

Lot numbers: 9, 14, 22, 25, 31, 36, 47, 74, 75, 76, 80, 82

CALL TO ORDER

Meeting called to order at 7:00 EST by Larry Terryn, Treasurer, APHA

I. ROLL CALL OF OFFICERS

Present – Karen Seeling (Pres), Tom Drost (Vice Pres), Kim Hunter (Secretary), Larry Terryn (Treasurer), Absent - Gail Bratkowski (Asst. Treasurer)

II. APPROVAL OF THE AGENDA & MINUTES OF THE REGULAR MEETING (April 10, 2025)

Agenda and Minutes were reviewed.

III. UPDATE ON ACTIVITIES/ISSUES SINCE LAST MEETING

- Electrical work at the front entrance was completed fall 2025
- Water meter at the front entrance was raised above ground late last summer 2025 to comply with new state ordinances.
- Dues for 2026 remain at \$200.00 annually
- Assessment for streetlights remains at \$150.00, 4th year.
- Large tree removal at the front entrance due to storm damage will be removed in April
- Center island landscaping needs to be cleaned up and refreshed due to electrical work completed last year.
- Wetlands water meter needs to be moved to the other side of the sidewalk, raised above ground and back flow preventer installed.

IV. TREASURER'S REPORT – FINANCIALS

- Beginning balance for 2026, \$2,402.59
- Financial report was reviewed capturing the last four years and 2026 estimated budget.

V. OTHER BUSINESS – OPEN DISCUSSIONS

1. Voting – board positions

- President and Treasurer are open board positions. No one new was interested in filling the positions- Karen Seeling and Larry Terryn were willing to stay. Thank you both!

2. Annual Sub Sale with Forest Park

- Our annual sub sale will take place May 14, 15 & 16th from 9am – 5pm. All are welcome to participate. If you need a sign for the end of your street, contact Gail Bratkowski. 586-703-5226 <gbrat777@gmail.com>

3. Planned Improvements for 2026

- Large tree removal at the front entrance due to storm damage will be done here in April
- Landscaping edging needs to be replaced and stones refreshed for island at front entrance
- Center island landscaping needs to be cleaned up and refreshed due to electrical work completed last year.
- Water meter in the wetlands will be moved to the other side of the sidewalk, raised above ground and back flow preventer installed. Compliance issue

4. Other Topics

- HOA Dues – The Subdivision is now 25+ years old. The past several years we have been hit with many unexpected high end maintenance costs (sidewalk repair, electrical, plumbing, tree removal, etc.). It appears we have more maintenance issues headed our way (aging trees at entrance, fence repair at entrance and wetland area, neglected landscaping, etc.) Just a few examples. For the last 25+ years the board has been able to manage these issues with the constraints of current dues limit. Due to 25+ years of inflation and higher costs, this is no longer possible. In 1999 the \$200 dues limit would be equivalent to \$400 today (google search). Other nearby HOA's dues are ranging from \$335 to \$512 annually for similar subdivision requirements.
- The Board will be putting a proposal together to increase the dues limit to \$400 annually with a clause that would allow for an inflation adjustment every 5 years. Dues would not go up to \$400, but would be available if there is a catastrophic need. Dues would likely go up from \$200 to \$250 per year starting in 2027. This does not affect or change the streetlight assessment.

7:35 pm, meeting adjourned.