

# 2024-09-16 Mt. Vernon Estates

## Special Elections Meeting

- Attendees
  - ~ 33
- Early voting commenced ~ 5:00 PM
- Call to Order - Katherine ~ 6:30 PM
- Board Presence
  - Katherine Grieg - President
  - Cathy Hoch - Treasurer
  - Mike Zdanio - Secretary
- Opening Statement from Katherine
  - Any matters, please address them to the new board after tonight's meeting
  - One vote per household
  - Thanks to James Haggerty for waiving room fee for tonight.
  - Hold any questions for the new board
- Introduction Statements
  - Christine Russell - candidate for President
    - Reasons for running
      - Lots of questions
      - Financial transparency
        - Claims of being "greenline's gem" does not warrant not having a contract
      - Did some research
        - Registered with LARA as non-profit homeowners association
      - Bylaws
        - Not being followed
        - Still state dues are \$25.
      - Elections should be occurring every year
        - Either by explicit vote or through acclamation
          - And recorded properly in minutes
      - Want to help
      - Investigated other HOAs, HOA management companies
      - Believes in including anyone who want to be part of the board
      - Wants to serve everybody
      - Including everyone in decision making
    - Background
      - Teacher for school district
      - Elementary Exec Board Member
      - Bargainer
      - Experience with monthly budgets
    - Statement from facebook:
      - I wanted to introduce myself. I'm Christine Russell. I've lived in our sub since 2006. I teach 2nd grade in Troy. I have 3 college kids. (Go Blue, Anchor Up and Go Dawgs) I'm running for president or secretary of our board this Monday. Why 2 positions? I really hope to help facilitate change.
      - My primary focus:
        - Financial transparency/responsibility
        - Settling lawn care concerns
        - Updating/following bylaws

- Holding open meetings for all
- Keeping the fun things fun
- If you'd like to message me I'm happy to chat! I'll share my phone number in messenger. Hope to see you on Monday! Thanks so much for considering me!

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- Just wanted to share a bit more about my qualifications and "why" when it comes to running for board president and secretary-
- My qualifications:
- I'm a longstanding bargainer for the Troy Education Association. I help to write, revise and update contract language, LOAs (letters of agreement) and understand bylaws. These are all documents that help an entity to work. Laws and rules need to be followed when it comes to financial sustainability. I'm a current Elementary Executive Board member for the Troy Education Association. I attend meetings and work with colleagues in a collaborative manner continuously representing the elementary teachers of Troy. This position is dear to my heart because kids are my business! I was the Social Media Coordinator for the TEA for one year. I'm in my 29th year as a teacher and I'm very organized. I'm a rule follower who advocates for ALL when I take on a position/responsibility.
- I don't believe in censorship and believe anyone in the subdivision has a right to post questions and comment on this page. There is only one rule and it states you need to live in Mt. Vernon to be on this page. All voices matter and should be listened to in an equitable manner.
- I'm concerned about the financial stability of our subdivision and how we do things.
- Why don't we have a signed contract with Greenline for lawn maintenance?
- Why aren't we obtaining bids to make sure we ARE getting the best bang for our buck?
- Same concerns with our signs. Why aren't we bidding out this project to make sure we have a fair deal? How can an estimate, that is over a year old, still be "the one?"
- I was initially told by the current board I would not be allowed to speak at the meeting on Monday, September 16. I shared some information on Roberts Rules of Order and that decision was changed.
- All running for a position should have the opportunity to speak.
- Our bylaws have not been followed. Point in case, the yearly meetings, financial reporting and voting have not been done according to the bylaws. Yearly voting is supposed to take place. When there are no challenges then a position is obtained through acclamation. There should be minutes recorded about this process.
- It is my hope that this election brings about positive change for our subdivision. I'm not "just a volunteer." I hope to be a servant leader who takes the position of president /secretary to a new level where all voices matter.
- Questions will always be welcome, along with concerns, and ideas for positive change. If I don't have an answer I'll do my best to find it for you.
- Please consider voting for me on Monday!!! Feel free to message me and I'll happily share my phone number.
- Thanks for reading,

- Katherine Grieg - candidate for President
  - President for last 3 years
  - Lived here for 20 years
  - Investigated state of HOA
    - Voluntary HOA

- Restarted egg hunt
- Organized santa parade
- Helped establish Diwali
- Coordinated food trucks
- Help citizens with private matters
- Goals for next year
  - Update bylaws
  - Research insurance requirements
- Facebook not the best means of communication
- Every question has been answered through email
- Statement from facebook:

● My name is Kathetine Greig and I've been the MVEHA president for the last three years. I'm running to be reelected as President. When I was asked to be on the board there was very little interest in what the board was doing. I thought it was important to get more people involved and started having our annual meeting in Larson Field. We've had record turnout ever since. Here are a few accomplishments since I started: I reinstated and organized having block captains, encouraged and supported the creation of our Diwali celebration, restarted the Easter egg hunt and, started the Santa parade. As a board, we've also reorganized event spending, and in most cases, events have become self-funded, or have accepted donations. We've also looked at many different angles to try to get more houses to pay their dues.

● One of the most time-consuming things I've done this last year has been researching and finding out exactly what a voluntary HOA exactly is and what it is responsible for.

● One of the things that does not get reported out at our annual meeting—when residents contact me and I help them navigate through city codes to take care of issues in our subdivision. These are private matters but something that people have been helped with through the board.

● I'm glad to see so many people interested in being part of the board. Other than board positions there's also block captain positions that need to be filled, events that need people to run them and subcommittees that we need help with. One of those being-looking at our bylaws that are outdated and making sure they address the current needs and structure of the HOA.

● If you have a neighbor that is not on Facebook please talk to them. This Facebook group is

● only reaches a portion of our subdivision that has 420 homes.

● I hope you can make it out to vote Monday (early voting 5-6:30p or regular voting with brief intros from each candidate at 6:30p at the Troy Community Center.) Thank you for your consideration. We all want the best for our subdivision.

- Kylee LaDucer - candidate for Vice President
  - No complaints about current board
  - Thinks dues are very minimal
  - Enjoys living here
  - Looking to help
  - Has served as a block captain
  - Statement from facebook:

● A quick introduction before the election on Monday. I will be running for vice president of our awesome HOA board. I have lived in Mt Vernon for 7 years and absolutely love it! I have a son and daughter at Larson middle school, and a

daughter at Hill Elementary. I volunteer at the schools often and am active in our community.

- I am currently a block captain, but would love to continue to support our subdivision in any way I can. I know there's a lot of restructuring that needs to be done among the board itself and I look forward to being a positive voice for everyone. If you have a chance to come to the meeting on Monday and cast your ballot, I would love your vote!

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- Jeff Weeks - candidate for Treasurer

- Controller
- Property Management
- Manage staff accountants
- Volunteer at Hill Elementary
- Statement from facebook:

- My name is Jeff Weeks and I'm running for MVEHA Board Treasurer. My wife & I are 20 year residents of Mt Vernon Estates. We raised our children in this neighborhood.
- I have a MBA in Finance from Wayne State and a BBA in Accounting.
- I am a controller at a publicly traded commercial property management company and have worked in the field of property management for 15+ years. I have experience with vendors (lawn, insurance, and HOAs).
- My desire to run for Treasurer comes from wanting transparency with our dues and sound financial decisions. I'd like to uphold the original mission & bylaws of the MVEHA. If I become Treasurer, I will produce an annual financial report that would be available to any MVEHA resident in good standing.

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- Cathy Hoch - candidate for Treasurer

- Current Treasurer
- Lived here for 7 years
- Took over from Bonnie
- Most information has been scattered at best in transitions
- Feel free to reach out with any questions
- Board votes on everything and information should be in the meeting minutes that are sent out
- Only annual expense is \$25 with State
- Added Venmo and Zelle to help with dues
- Volunteered with egg hunt
- Question from audience regarding filing taxes, but Mike pointed out that should be a matter for the new board to take up after elections.
- Enjoy living in community and helping on board
- Statement from facebook:

- My name is Cathy Hoch, I am running for re-election of Treasurer of Mt Vernon Estates Homeowners Association. I have lived in this subdivision for 7 years with my husband and three sons.
- I stepped up to be the Treasurer of this subdivision after the passing of the Treasurer, who served for many years. It has been a wonderful experience getting to know many neighbors in this subdivision over the past three years serving as the Treasurer.
- As the current Treasurer, I can assure each and every member of this subdivision that our financial picture is not bleak or unstable. When I took over as Treasurer, a thorough investigation of all expenses was completed by the Board and we are in good standings. Our only yearly expense is a \$25 fee for a non-profit status with the

State of MI. The perimeter lawn cutting and the insurance for the signage and general liability, all of which are paid out of the collection of the dues.

- My qualifications for this position don't include being a CPA but what I do have is a Masters of Science in Business Administration with a concentration in International Business. I have worked in IT as a Senior Project Manager, Program Manager and a Portfolio Program Manager for more than 19 years for fortune 500 companies. As part of my job I manage budgets of over \$20M yearly and reported all transactions and ensured those projects are always on budget with all expenses accounted for and clearly reported. I have applied the same passion to this voluntary position.
- Thank you for your time reading this post and I would be honored to continue to serve as the Treasurer of Mt Vernon Estates Homeowners Association.

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- Questions (Asked during introductory statements from candidates)
  - How are block captains designated
    - Katherine: Every street should have at least one block captain
    - Katherine: Marywood does not have a block captain currently
    - Katherine: Shout out to all block captains for distributing newsletters and other information to residents.
      - Katherine: Block captains also give out old newsletters to new residents when they move in.
      - Katherine: How do we know when new residents move in?
        - Voluntary HOA (formed in 1967) - we don't get officially notified
        - Dues increased \$5 in 2020. Intention is unknown why they were increased.
  - Who is responsible for maintaining sign boards at entrances?
    - Katherine: Katherine's, her son, and husband helped update them
    - Katherine: Mike Zdanio changed them August 2023 - August 2024
    - Katherine: Susan Musto is now updating them
  - Will there be clear job descriptions with the new board?
    - Katherine: One thing Katherine does not like about the bylaws is the Vice President has no responsibilities other than take over for President when necessary.
    - Katherine: Vice President should be given explicit duties.
    - Katherine explained more back story of recent past
  - Is there a year-to-date statement for 2024?
    - Collected \$7895 as of 2024-09-16
    - \$5855 paid to greenline
    - Paid auto owners insurance \$684 (quarterly payment)
      - Policy renews July 1
      - Next payments October 1, January 1
      - Previous year was paid in one lump sum
  - What happens to the Secretary position (assuming no write in candidates win)?
    - If Christine is elected President, a secretary will be appointed
    - If Christine is not elected President, she is elected by acclamation
- Motion to adjourn meeting - 7:07 PM
  - Seconded
- Results of election
  - Katherine - President
  - Kylee - Vice President
  - Jeff - Treasurer
  - Christine - Secretary

