

PHEASANT RUN ROAD MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS
MEETING SUMMARY
May 12, 2008
5:30 p.m.

I. A regular meeting of the Pheasant Run Road Maintenance Association, Inc. Board of Directors was held at the Administration Building, Leisure Services Conference Room on Monday, May 12, 2008.

Members Present: Ann Conklin, Canton Township, Craig Stephens, Fairways, Laura Gitre, (arrived 5:50 p.m.) Fairway Pines, Tom Casari, Canton Township, Mark Waldbauer, Pheasant View

Others: Tim Kljun, Roadway Manager, Paul Porter, Pheasant View, Deborah Dooley, Canton Township

Ann Conklin called the meeting to order at 5:38 p.m.

II. Approval of Meeting Minutes:

April 9, 2008 minutes tabled.

III. Financial Activity Review:

Tim Kljun presented the financial reports as of April 2008, consisting of:

- Balance Sheet
- Reserve Account (Asset) Activity
- State of Income and Expense Aged Receivable
- Aged Payables
- Narrative for April 2008
- Updated Maintenance and Repair Detail (accumulative totals)

A. Mr. Kljun stated the financials are on target.

Mr. Kljun stated the expenses are as expected, with one exception; the final payment to T & M. Mr. Kljun stated it was projected the final payment would be in April, and now expected to be completed in the month of May. T & M completed the asphalt repairs in 2007 and 15% was withheld for open issues.

Mr. Stephens inquired how much was the lighting repairs. Mr. Kljun stated the lighting repairs were \$542.20. This amount covered some issues greater than Fairways. Fairways portion was \$342.20. This company submitted their insurance requirement certificate promptly.

B. Mr. Kljun distributed an analysis on roadway repair from previous years June 2000 through February 2008. This includes roadways and curb repairs. Contractors for

each repair are listed. Cost allocated to each subdivision and Canton are listed showing a total repair cost of \$415,173.00.

Canton has consumed 32% for \$132,000, Fairways has consumed 32% at \$125,000, Fairway Pines has consumed 29% for \$120,000 and Pheasant View has consumed 9% at \$36,700. This is a reflection of how the cost is broken up.

In 2002 there was a very small amount on road repair cost. The cost in 2006 and 2007 were the two largest costs that PRRMA incurred.

Mr. Kljun will email this pie chart to each member.

Mr. Stephens inquired about the cost in 2003 for Canton. Ms. Conklin stated she believes it was the asphalt repair and sealing for the golf cart crossings by T & M. Canton had \$38,450. Ms. Conklin stated Canton had completed the one at the clubhouse and she believes this was the cost. Mr. Kljun will investigate and report to the Board. Ms. Conklin stated the golf cart crossing was pavers and went to stamped concrete.

IV. Unfinished Business

A. Reserve Funding Discussions – Craig Stephens

Discussion on allocated percentages:

a. Ms. Gitre indicated the Board has talked about a traffic study. Do we know the cost for a traffic study? Ms. Conklin stated we did some research on what a basic traffic study would cost; it was \$7,000-\$8,000; however we would need a much more sophisticated study. Mr. Porter questioned what that would really give us. Ms. Conklin stated Fairway Pines is requesting how much of the traffic comes off of Canton Center or goes to the Summit or Pheasant Run. Ms. Conklin stated Fairway Pines believes they are getting more community use than neighborhood use. Ms. Gitre stated Fairway Pines Board is questioning the 12% that Canton pays, 33% that Fairway Pines pays, and do we believe the 12% of the roads is getting a ton more traffic that the other subdivisions is paying 88% of the roads maintenance and has nothing to do with the subdivisions. Does Canton need to pay a higher percentage?

Mr. Waldbauer stated his former board members would say lets look at the pie chart Mr. Kljun just showed and start there. Mr. Waldbauer stated that is real data and real money and dollars spent. Ms. Conklin stated Canton is willing to listen; however until we can prove the traffic is coming from Canton those numbers don't mean anything. Mr. Waldbauer stated let's start there and work toward a middle ground. Mr. Kljun stated next year the percentages will change or may change due to focusing on other areas.

Ms. Conklin stated there has to be some method that is fair. Ms. Conklin stated some do not think the original methods used for percentages are fair. Ms. Conklin stated for those who were here upon conception the linear feet basis was fair. The roads were not designed for easy access for the community.

Mr. Waldbauer stated the difference between 12% for Canton and the 32% that is actual money spent would put Canton's percentage at 16.5%.

Mr. Casari stated it is hard to get a handle on this traffic. You could analyze the membership at the Summit who do not live in the area and compare to membership who live in the area. Ms. Conklin stated the largest membership at the Summit comes from the southwest quadrant which is the area immediately surrounding the Summit. Mr. Casari stated the average usually figures seven trips per household per day. Mr. Casari stated everyone who lives on the street also has visitors come to their homes. How does that compare with the Summits total traffic?

Mr. Kljun stated the percentages used for each member was established when PRRMA was formed, and we have been using those percentages because those are absolute percentages. Mr. Kljun stated if the Board is really going to understand the traffic study is the only way. Mr. Casari stated when the initial footage was done it was based on deterioration being the same for every road. Mr. Casari stated an age vs. money spent is a possibility.

Ms. Conklin stated Canton's percentage went up when reallocated the Links and St. Joes. Ms. Conklin stated maybe Canton is closer to 16%. Mr. Porter stated than the subdivisions percentage should go down. Mr. Porter stated in 60 years we should see this leveling averaging. Whatever we paid in was spent and each subdivision got their monies worth. Over this time span we are collecting data for what it cost for each individual association and they are all uniquely different in their own ways. Mr. Porter stated he gets the traffic in his subdivision from Central Park to get to the Summit.

Mr. Kljun stated the question in regards to the Links and St. Joes. In 2008 the Links contributed \$5,931.84 and St. Joes contributed \$3,336.66 almost \$10,000. Mr. Casari stated that goes to the benefit of all four entities. Mr. Kljun stated that amount should be added into Canton's contribution.

Ms. Conklin stated to Mr. Kljun another interesting study would be to go back and look at every golf cart crossing that has been repaired and

see who it was charged to. Mr. Kljun stated they were charged to the associations allocated. Ms. Conklin stated the golf cart crossing were all put in not just for the golf course but upgraded so the neighborhoods had an eye pleasing crossing. Mr. Porter stated another way to look at those is maybe the golf course should pay for the cart crossings. Mr. Kljun stated less than 1% of the cart crossing is not in the road. Mr. Kljun stated the only area in question is the median area and there are only 3, Fairways, Fairway Pines and one on the Summit. Mr. Kljun stated there is a golf cart crossing in every subdivision but the median only exist in three locations. Mr. Conklin stated residents bought into a golf course community. Ms. Conklin stated we are seriously going to look at changing the percentages through some type of traffic analysis which is fair.

Mr. Waldbauer stated what he would offer as a starting point would be Canton at 22%, Fairway Pines at 31%, Fairways at 30% and Pheasant View at 16% based on the original funding and Mr. Kljun's pie chart. Based on actual cost. Ms. Conklin inquired if the percentages would change annually. Mr. Waldbauer stated we could do that or possibly every three years revisit. Mr. Casari stated Fairways at Pheasant Run roads are in rough shape right now. Mr. Casari stated he brings that up because if we center our attentions and money there this year, and then analyze the percentage what does that mean to Fairways, it might flip those numbers again. Ms. Gitre stated it will, if you go by the numbers spent.

Mr. Waldbauer inquired how is Glengarry measured for linear footage. Mr. Casari stated it is measured on both sides. Mr. Kljun stated total square footage of roadway surface.

Ms. Conklin stated Canton absorbs the cost for snow removal all the way to Glengarry. There are some events that happen on an annual basis that we try and be good neighbors and mitigate some of the challenges.

Mr. Kljun stated in 2008 with the contributions made by the Links and St. Joes and add them into Canton's number; Canton's percentage is 19.43% from 12.1%, Fairway Pines decreases to 30.47% from 33.25%, Fairways decreases from 31.75% down to 29.1% and Pheasant View decreases from 22.9% to 20.98%. Ms. Gitre stated if we start using those numbers to represent it does indicate we have made changes. Mr. Stephens indicated the original percentages are written into PRRMA's covenant. Mr. Kljun stated they are written into the Reciprocal Roadway Easement. Ms. Conklin stated they are written into Policy #2. Mr. Stephens inquired if we can modify if we are unanimous. Mr. Kljun stated it has to be a majority. Ms. Conklin

stated we never want to change the Reciprocal Roadway Easement; however we can change the policy. Ms. Conklin stated for the next meeting she will get the legal language for what we have to do to change the Policy #2. Mr. Kljun will email percentages to Ms. Conklin after he checks his math. Mr. Waldbauer and Stephens stated they could support those percentage changes. Ms. Gitre stated it didn't change anything, it clearly reflects the percentages being paid. Ms. Conklin stated Canton's is increased and all others are decreased. Mr. Kljun stated with this analysis PRRMA will no longer get a check from the Links and St. Joes, it will go to Canton and Canton will write one check. Ms. Conklin stated Canton could pay their portion and bill the Links and St. Joes and it would be three checks.

Mr. Stephens stated the usage of the roads by cars is not the major wear factor. Mr. Stephens stated in his subdivision some of the areas in his subdivision that have been repaired are some of the areas that in the worse shape are the less traveled areas.

Mr. Porter stated in his subdivision the most traveled roads are the ones in the worse shape.

B. Insurance Updates

Mr. Kljun distributed PRRMA's insurance policy summary to the Board. Mr. Porter stated he can now take this policy to his HOA agent and see if there are any duplicates in fees. Ms. Conklin stated PRRMA has named each HOA as additional insured. Mr. Kljun stated included in this policy is the surety bond. Mr. Kljun stated the insurance updates needs to be on the agenda until each subdivision has reported with their underwriters.

C. Landscaping Repairs

Mr. Kljun stated all of the landscape repairs to date have been completed. The replacement of dead shrubbery along Glengarry Blvd., Canton Center and Glengarry entrance and replacement of trees in Pheasant View and Fairways is completed. Cimboli Landscaping is the contractor used for these replacements and the trees were supposed to be similar to what was replaced.

Mr. Porter inquired if the people that hit the tree were asked for replacement fees. A police report was done and Mr. Kljun will invoice the people responsible.

D. Contract for Roadway Manager Independent Contractor

Moved to the end of the agenda.

Mr. Kljun was asked to leave the meeting for this discussion.

Ms. Conklin distributed the contract that Mr. Waldbauer made changes on. Ms. Conklin stated there were no fundamental contract changes just clean up.

Mr. Waldbauer is suggesting a significant lower inclusive fee. Ms. Conklin stated she wants an all inclusive fee.

Ms. Conklin stated the base fee is still very low, \$290.00. This does need to be addressed. Ms. Conklin stated Mr. Kljun charges PRRMA additional charges on top of this fee. Mr. Waldbauer stated he tends to avoid escrow at all cost, he likes to see real numbers. Ms. Conklin stated Mr. Kljun is worth every dime and does a great job. Ms. Conklin stated Mr. Kljun is recommending just under \$800 and Mr. Waldbauer is recommending \$512.

Mr. Waldbauer inquired what is the budget for professional services and management. Ms. Conklin stated it is all rolled into one. Mr. Stephens stated last year we paid Mr. Kljun \$12,500 for 2007. Ms. Conklin stated Mr. Kljun used to do the minutes; however not since April 2007. Mr. Waldbauer stated the budget reflects for 2007-2008 budget year \$9,000 for professional services and \$3,500 for management fees for a total of \$12,500. Mr. Waldbauer stated \$780 times 12 months is \$9,360. Mr. Waldbauer stated we are spending \$3,600 for Deborah Dooley to take minutes. Mr. Waldbauer stated this will put us \$500 over budget. Ms. Conklin stated no because we started a new budget in August. Mr. Stephens stated Mr. Kljun's fees average \$880.00 per month. Ms. Conklin stated Mr. Kljun believes his fees will be lower because Ms. Dooley is doing the minutes and the lawsuit prevents Mr. Kljun from doing a lot of analysis but again we are beginning road work and Mr. Kljun will be doing a lot of that. Ms. Conklin stated Mr. Kljun is ok with the lower fee and paying per diem.

Ms. Gitre inquired what Mr. Kljun rate is for all inclusive. Ms. Conklin stated \$798. Ms. Conklin stated if not all inclusive it is \$310 per month plus add ons, \$33.12 per hour. Ms. Conklin stated if he does special assessments it is \$100 per hour, investigation and contracting it is \$33.12 per hour.

Mr. Waldbauer stated he did have some questions before cleaning up the document. Mr. Waldbauer stated he is not sure if he is correct when he defines terms. Mr. Waldbauer stated in any contract right up front it should define terms. Mr. Waldbauer stated the word "owner" was used a number of times and he believes it to define lot owners. Mr. Stephens stated owners has to be defined as homeowners in this context.

Ms. Conklin stated we had an original contract with Kramer-Triaid. Ms. Conklin stated we worked with our attorney and we tried to make a hybrid. Mr. Waldbauer stated on Page 4, 2.6 of the contract his question is the definition of "officials", he read as law agency. Ms. Conklin stated the definition would be any governmental official. Mr. Waldbauer will make that change. Mr. Waldbauer stated on the front page under "agent", cross out the word the in front of the word Mr.

Mr. Stephens stated he prefers the all inclusive contract. Motion by Mr. Stephens, supported by Mr. Waldbauer that we adopt the modified agreement with option 2, all inclusive for \$798 per month retyped by Mr. Waldbauer. Motion carried unanimously.

E. Shrub Responsibility

Mr. Stephens inquired if the tree at the entrance to Fairways at Beck and Glengarry is their responsibility. Mr. Kljun stated the exact interpretation of the policy indicates it is the responsibility of Fairways. Mr. Kljun indicated he would invoice Fairways for the tree.

F. Southwick Drive Speed Limit

Ms. Conklin stated at the last meeting she was asked to speak to the police department on changing the speed limit on Southwick Drive. Ms. Conklin stated after speaking with the police department PRRMA cannot change the speed limit according to the Michigan State Police. Ms. Conklin stated enforcement would be an issue and lack of consistency in the subdivision. There is no other subdivision, that they are aware of, with speed limits less than 25 miles per hour.

Condominiums have different rules for speed limits on private roads.

Mr. Porter inquired how do we enforce the “No Thru Traffic” signs. Mr. Casari stated that is not very enforceable either. Mr. Casari stated there will be left turn arrow, right turn arrow, a sign left/right only at Central Park and “No Thru Traffic” signs and if anyone comes straight across they will be ticketed. Mr. Casari stated could we get them to do selective enforcement one time or a couple of days and see if that makes a difference. Mr. Casari stated he would discuss this with Lt. Kerr.

Mr. Waldbauer stated all three subdivisions could have a visible decal for noting they are residents.

Ms. Conklin stated when police do the special enforcement it is mostly residents in the neighborhood that receive the tickets.

G. Sidewalk Responsibility

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Mr. Porter stated on the Canton website there is a Master Plan for Sidewalk Repair. Mr. Porter stated it had Pheasant View Homeowners for 2012. Mr. Casari stated it was a mistake, Pheasant View is private roads.

Mr. Stephens stated the rule we are operating on now is that PRRMA pays for sidewalk repair.

Ms. Conklin stated that each HOA was going to inspect the sidewalks. Mr. Casari stated criteria for Canton's sidewalk program is on the Canton website under sidewalk policy. Mr. Casari stated if there was a trip and fall they would sue Wayne County and the homeowner. Mr. Casari stated Canton will take the homeowner out of it, Wayne County gets out of it on their own, because of a Supreme Court ruling.

Mr. Waldbauer inquired if water drainage system, sanitary, in subdivisions is the responsibility of each individual subdivision. Mr. Casari stated sanitary sewer and water main are in an easement and is technically Canton's responsibility. Mr. Waldbauer stated the specific question is a manhole cover in the middle of a driveway, which has elevated 3 inches higher than the concrete. Mr. Casari stated if it is a sanitary or water structure it is Canton's responsibility. Mr. Casari stated Canton has generally repaired those at Canton's expense. The gray area is that there is an easement there and if any improvements are done to the easement that is the homeowner's responsibility, but the residents have to have a driveway to get into. Mr. Casari stated have the homeowner contact Canton Engineering and they will come out and inspect.

Mr. Kljun stated historically, if there was a problem with the sanitary sewer, the HOA paid for the repairs. Mr. Kljun stated if the actual sewer was ok and the driveway settled because of improper installation it was the homeowner's responsibility.

**H. Further Discussion on Fairway Pines Proposal
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V. New Business

A. 2008 Road Repairs

Mr. Casari distributed Asphalt PASER ratings and a map of the pavement evaluation and surface rating (PASER) index for Pheasant Run Roadway Management Association. Mr. Casari stated there are no ones or twos. Mr. Casari stated Summit Parkway is rated a number 9 which means it is in good condition. Mr. Casari stated engineering has been out this year and rated the roads in PRRMA. Mr. Casari stated engineering has had the PASER training this year and the evaluation with recommendations will be more accurate of the condition of the roads.

Mr. Casari stated any road that is rated under a 5 is considered a structural defect. Structural defects are severe rutting or distortion or severe alligating.

Mr. Casari stated he would like the HOAs to inspect the roads in their subs on a sunny dry day and see if they agree with Canton's analysis or disagree. If there are areas of disagreement engineering will take another look. After an

agreement with the HOAs Mr. Casari will get with Mr. Kljun to bid. Mr. Casari stated after the bid process PRRMA will establish the budget and the first of August start the program.

Mr. Casari stated there are a lot of #3's, #4's and #6's some #5's and #7's on the evaluation.

Mr. Casari stated Canton engineers will give the contractor a marked location on the pavement and a quantity to repair.

Ms. Conklin stated Mr. Zilincik is available to walk the areas of concern with the HOA's. Mr. Casari stated engineering would like to walk the areas with the HOA's that there is possible disagreements on. Mr. Casari stated use the cheat sheet for consistency throughout the subs.

Mr. Casari stated after we reach an agreement on the roads engineering will go out and mark and measure the roads.

Mr. Porter stated in a subdivision that he used to live in, California, they milled out about two feet from the curb and put down Petromat (membrane to prevent moisture) and put an inch and half-two inch overlay to curb. Mr. Casari stated engineering hasn't done a lot with the mats; however they can be very costly. Mr. Casari stated that might be a way to fix a road that has inadequate crowning. Mr. Casari stated mill and resurfacing could be a way to fix the crown if need be.

Mr. Casari stated next year there will a new map.

Mr. Casari stated Fairways has a lot of #3's and #4's. Mr. Casari stated Fairway Pines is the oldest subdivision. Ms. Gitre stated PRRMA has spent more on Fairway Pines than any other subdivision so far.

Mr. Waldbauer stated while he is out reviewing the roads should he make note of the curbs. Mr. Casari stated when engineering goes out to access the quantities they will add any broken curbs to the quantities. Ms. Conklin stated the engineers will assess everything. Ms. Conklin stated Canton has a good contractor for sidewalks. Mr. Casari stated for the fourth year Canton is using Gagaglio. Mr. Waldbauer inquired if we are grandfathered until we have to replace a ramp at an intersection for ADA compliance. Mr. Kljun stated yes we are. Mr. Casari stated there is a gray area there and not sure how it would work. Mr. Casari stated if you are doing any work at the intersection at all, you are supposed to bring the ADA up to compliance. If curbs are replaced near the ramps, we may need to fix it.

Mr. Porter inquired about mud jacking for sidewalk settling. Mr. Casari stated mud jacking doesn't last. Mr. Casari stated it was almost as expensive

as removing the concrete and replacing it. Mr. Casari stated PRRMA members could do mud jacking if they wanted to since they are their sidewalks.

Mr. Casari stated he would like the subdivisions to get back with him the first of June on a consensus on the roads.

B. Traffic Study

Discussed previously in the agenda..

C. Discussion on Administrative Fees Percentage Charge back

Ms. Gitre inquired why is Fairway Pines paying for administrative fees based on footage of roadways. Why are we not all paying a quarter of these fees?

Ms. Kljun stated the administrative charges were established based on quantification of roadway expenses. The administration fees were more for those who had more roads. Ms. Gitre stated the administration fees should be equal as each subdivision uses administration.

Mr. Kljun stated he will do some evaluations on changing to 25% for each entity.

Mr. Porter stated the interest on CD's could be used for administration cost. Mr. Kljun stated the interest is rolled back into the general fund. Mr. Stephens inquired if Ms. Gitre was referring to general expenses. Ms. Gitre stated yes. Mr. Stephens stated the \$25,000 was the 2007 expenses last year in total. Ms. Conklin stated if this will demonstrate good faith, Canton will do it. Mr. Waldbauer inquired if Ms. Gitre was suggesting that all four bodies have a 25% share in administrative fees. Ms. Gitre stated yes. Mr. Stephens stated Fairways will decrease, Fairway Pines will decrease, *Pheasant View will increase 2% and Canton's will increase approximately 12%. Mr. Kljun stated the percentages are a maximum increases for administrative expenses.* (corrected 7-14-2008)

Mr. Casari inquired if income taxes were in that same guideline. Mr. Kljun stated profit is the interest accrued on PRRMA's investments less some other fees. Mr. Casari stated would it make sense to make those equal also.

Mr. Kljun stated liability insurance is based on the roadway square footage. Mr. Casari stated then that one should not be included. Mr. Kljun will make some analysis on this inquiry. Mr. Kljun stated audit is based on percentage based on the roadways. Ms. Conklin stated that could be 25% also.

D. Cart Crossings

Ms. Conklin stated Pheasant Run Golf Course is having the parking lot redone. Ms. Conklin stated she received a quote to remove the cart path and replace with asphalt at \$3,400 and if plain concrete \$3,800. Mr. Stephens

stated his HOA was ok with as long as the remainder of crossing were not done until needed. Ms. Conklin stated you cannot have colored asphalt; it would have to be painted afterwards. Mr. Waldbauer stated concrete would look like a sidewalk crossing. Mr. Casari stated there is a drop curb there. Mr. Casari stated you would have a concrete and asphalt joint. Mr. Stephens stated concrete life is greater than asphalt. Mr. Waldbauer stated when that area is being plowed of snow, the difference between the two substances is what is causing the problem. Mr. Casari stated asphalt would be the less expensive way and they could paint two white strips at the stop sign. Mr. Casari stated the paint on asphalt causes deterioration by not allowing the oils to get out.

Mr. Waldbauer stated eventually PRRMA will be milling almost every one of the cart crossings. Mr. Casari stated even if it was a good crossing, if you are replacing most of the road you would mill right through it and stripe across it. Mr. Casari stated other than the white stripe you won't see any difference. Mr. Porter inquired if the median will be left because it is not in bad shape. Ms. Conklin stated it will not be replaced.

Motion by Stephens, supported by Gitre to replace the golf cart crossing with asphalt for \$3,400. Motion carried unanimously. Ms. Conklin stated all other golf cart crossing will be looked at when repairs are needed. Mr. Stephens stated he thinks some form of striping needs to be painted on for designation of a cart crossing.

Mr. Porter stated at the last meeting we revised what we were paying in for the 2008-2009 calendar year. Mr. Waldbauer stated all that was changed was the fourth quarter payment for 2007-2008. Mr. Kljun stated those invoices were mailed out a week ago.

E. Joint Meeting Agenda

Ms. Conklin stated we need to discuss the agenda for the joint meeting on June 12, 2008. Ms. Conklin stated she will send out an invitation to all the HOA Boards with the agenda. Ms. Conklin stated she would like everyone to get her the names and address of all HOA Board members.

Mr. Stephens stated the agenda should include: introduction of what PRRMA is about, and why we are having the meeting. Review what PRRMA has spent over it's history. Road maintenance history in detail including the latest methodology, the PASER. Show last year's evaluation and this year's evaluation. The spreadsheet for the reserve study.

Ms. Conklin stated she will do the introduction and the history. Mr. Waldbauer stated name tags for everyone should be included. Mr. Waldbauer inquired if Ms. Conklin still had the PowerPoint presentation from the last joint meeting. Ms. Conklin stated she did still have the presentation. Ms.

Conklin stated Mr. Kljun can handle what expenses, specifically on the roadways, have been since conception. Ms. Conklin stated if Mr. Kljun would get that information to her she will put into all one PowerPoint presentation. Mr. Kljun suggested making a disk of presentation to give to each HOA Board member. Ms. Conklin inquired if Mr. Casari would do the road maintenance history. Mr. Casari stated he would do a PowerPoint presentation of the history.

Mr. Stephens stated we want to get across to the HOA Board members how seriously we take managing the roads to the lowest possible funding. Mr. Stephens stated then we would be in a better position to discuss PRRMA's rational for the future. Ms. Conklin inquired if Mr. Stephens would do the reserve studies and the spreadsheet. Mr. Stephens stated he would do that.

Ms. Conklin stated the joint meeting will take place in the Room A in the lower level of the Administration Building on June 12, 2008 at 7:00- 9:00 p.m. Ms. Conklin stated we should count on getting 5 board members from each HOA.

Ms. Conklin stated we can serve punch and cookies. Ms. Conklin stated she would like the presentations emailed to her by June 7th or 8th so she will have time to combine for a final presentation. Mr. Stephens stated he is figuring the presentation and questions will take at least two hours.

VI. Other Business

A. Update on Pending Litigation

Ms. Conklin stated they rejected any settlement. Ms. Conklin stated she and Mr. Casari made a trip to Wayne County Circuit Court last Thursday for the settlement conference. Ms. Conklin stated there is a trial date for September 2 or 3, 2008.

The next PRRMA meeting will be held on Wednesday, June 11, 2008 at 5:30 p.m. for a quick run through of the presentation.

VII. Adjournment

Motion by Waldbauer, supported by Casari to adjourn at 7:30 p.m. Motion carried unanimously.