

**Agenda for CAHA Annual Town Hall Meeting  
Berrien Springs Community Library, 215 W. Union St.  
Sunday, November 6, 2022, 4:00 PM**

**Welcome & Introduction of the Board of Directors:** Greetings from Pres. Larry Dow

**Call to order:** President Larry Dow

**Secretary's Report:** Jim Temple

- **Read & Vote to approve Minutes of October 24, 2021 meeting** (attached).

**Treasurer's Report:** Jim Temple for Jerry Thayer

- Cash balances, income and expense, and remaining 2022 major expenses.
- Estimated funds to add to water system reserve for future major maintenance and replacements.
- 2021 Income Tax Return filed timely in 2022.
- Michigan non-profit corporation status renewed in 2022.
- **Vote to approve the Treasurer's report**, including the addition to the water system reserve.

**Water Sytem:** Ryan Keough

- Pump house electrical work and new auto-dialer (\$2,991).
- Refurbished well #2 (\$20,726 to Peerless Midwest Inc.)
- Located curb stop water line connections and installed new covers for easy access (\$5,212 to Ferguson Waterworks for parts, \$1,500 to Great Lakes Community Partners for pipeline mapping, and \$1,879 to Henry Davis and \$550 to Randy Russell to install curb stock covers.)
- Required inspection of hose bib connections performed for back-flow prevention.
- Required tests were performed to demonstrate that water quality met Michigan State health standards. The annual water quality report was prepared and distributed to residents.

**Lake:** Paul Hoge

- Lake treatment service is the largest cost paid from the annual CAHA members' dues (\$7,940 plus Michigan DEQ permit \$450).
- The Board was satisfied with the lake treatment services in 2022 and expects to renew a contract with the current contractor, Lake and Pond Biologists, for 2023 services.

**Properties:** Larry Dow

- Mowed grounds along the dam and at the boat landing. Heavy mowing around the wells and pump house. Mowing done by Larry Dow, Paul Hoge and Keith Mattingly.
- **Streets:** Discussion of **possible street repairs and upgrades**. Near-term major upgrades would require majority homeowner approval of a special property tax district to spread out the cost over more than a year, or special assessments. All property owners would need to pay an equal share.

**Proposed Amendments to Restrictions for the CAHA subdivisions – Discussion: See next page.**

**Nomination and Election of Directors:** Larry Dow

- Three 3-year terms. Incumbent directors, whose terms expire at the end of 2022 are Mike Clancy, Paul Hoge and Jim Temple. Mike's position will be vacant. Paul and Jim are available for re-election (but Jim wouldn't mind taking a break after 15 years).
- Any other nominees to fill any of the terms?
- **Motion to close nominations and vote.**

**Adjournment:** Pres. Larry Dow

## **Proposed Amendments to Restrictions for Country Acres and Country Acres No.2**

The Board of Directors often receives questions on matters that are not expressly documented in the existing Restrictions. A majority of property owners must approve any amendment to the Restrictions, and the Board plans to solicit approval for the amendments, following input at the Town Hall Meeting.

Item (A) requires compliance with the Township ordinance, a legal requirement, and establishes notification of CAHA's Board of new leases and tenants. Such notification ordinarily has happened to inform the Treasurer of a new payer of the water bills.

Item (B) addresses questions that arise about short-term rentals.

Item (C) documents policy on owner's responsibility for water bills that has been followed consistently for years. Occasionally, an owner had not been aware of this responsibility

Item (D) answers a questions asked about possible solar energy installations in recent years. Certain state and local permits are required by those authorities.

Item (E) answers a question asked, usually by new owners, about installing a pier. This documents consistent practice over many years.

In order to avoid misunderstandings or varying interpretations, the Board of Directors believes we should add the following language to the Restrictions:

- (A) Leases and Rentals: All rentals must have a permit according to the Oronoko Township ordinance. Owner/landlords must notify the CAHA Board of Directors of new leases and tenants.
- (B) Leases and Rentals: No property shall be leased or rented for periods of less than 6 months without prior written consent of the Country Acres Homeowners Association Board of Directors. A request for such consent must be presented to the Board of Directors in writing and explaining the need for a period that is less than 6 months. Rentals for short-term use, such as weekend and vacation rentals, are considered a prohibited "noxious or offensive trade or activity" under paragraph 5 of the Amended Covenants.
- (C) Leases and Rentals: Owners of property leased or rented to tenants are responsible for payment of water service bills if the property is on the water system owned and operated by the Country Acres Homeowners Association. A tenant may make the payments, but the owner is responsible for all payments that are not made by the tenant.
- (D) Exterior Installation of Solar Power Systems: The owner of a residence may install solar power panels on the roof of the dwelling. Installations must be permitted and approved by state and local authorities, as required.
- (E) Pier in Painter Lake: A property owner with a waterfront lot on Painter Lake, a common grounds property of CAHA, may install a recreational pier with written permission from the CAHA Board of Directors.