

# CROSSCREEKS OWNERS ASSOCIATION

## ANNUAL MEETING MINUTES

8575 Jackman Rd., Temperance, MI

March 26, 2026 – 6:00 PM

**PRESENT:** President Becky Pidek, Vice President Scott Majoros, Treasurer Cheryl Griffin, Secretary Ashley Scrivner.

**ABSENT:** Directors Dan Amos and Brian Marciniak.

**CALL TO ORDER:** The Annual Meeting of the Crosscreeks Owners Association Members was called to order by Becky Pidek at **6:12 PM** on March 26, 2026.

**APPROVAL OF AGENDA:** A motion was made and seconded to approve the agenda as presented. The motion carried.

**CONSENT AGENDA:** The Consent Agenda included the following items for approval and to be placed on file: Minutes from the annual meeting held on April 30, 2025; 2025 Balance Sheet and final annual budget; Monroe County Drain Commission notice (12/8/25) regarding historical easements for the Salter Drain. A motion was made and seconded to approve the consent agenda as published. The motion carried.

### NEW BUSINESS:

- **FINANCIALS & DUES RECOVERY:** The Board reported that \$1,500 in missing dues from 2020 has been recovered, with only a small portion remaining uncollected. It was noted that the association is legally restricted to pursuing missing dues from the last six years only.
- **OPERATING EXPENSES:** Increased spending on operating expenses was attributed to extensive tree maintenance, including the removal of 10 trees in the common area and clearing bushes off Coventry Drive, totaling approximately \$1,800.
- **ONLINE PAYMENTS:** The HOA continues to pay no fees for online services; 20 homeowners utilized online dues payments last year, an increase from 4 in the previous system.
- **MOWING CONTRACT:** A bid of \$2,500 was received from Ralph Dylkowski for the upcoming year's mowing. Bid approved.
- **INSURANCE CLAIMS:** Since January 2025, liability claims related to trees damaging private property (sheds, fences, roofs) have totaled \$1,905. While HOA liability insurance to date has not been affected, annual premiums (currently \$512 with State Farm) are expected to increase with the new premium in September.
  - **DRAIN COMMISSION ASSESSMENT:** The Monroe County Drain Commission assessed trees along Coventry Drive and confirmed that the HOA retains full liability for all trees along the drain creek. Additionally, Indian Creek is scheduled for dredging, with a projected timeline of 2027 or 2028.
- **SPECIAL MEETING:** A special meeting is scheduled for **Thursday, May 7, 2026**, to vote on a potential special assessment and a dues increase to \$112. This would require 39 "yes" votes from the 58 homeowners.
- **MAINTENANCE & SUSTAINABILITY:**
  - **BRIDGE STATUS:** Significant erosion was noted on the Huntcliffe side. Budgeted to fix that area.
  - **BUTTERFLY GARDEN / FLOODPLAIN:** A proposal for a butterfly garden was discussed; however, the area's status as a floodplain limits permissible development. **A message has been sent to the EGLE Engineer for Monroe County to clarify specific restrictions.**

- **COMMON AREA MAINTENANCE:** It was clarified that the HOA cannot legally dissolve or dispose of common areas. These areas must be maintained by the association; failure to do so will result in township fines and the HOA being held responsible for the costs of township-led maintenance.
- **ADJACENT MAINTENANCE:** Homeowners with property bordering common areas are requested to assist with basic upkeep (such as mowing and trimming) of the immediate adjacent common area during their regular yard maintenance. This collaborative effort helps maintain the neighborhood's aesthetic and reduces overall association costs.
- **YARD WASTE & DEBRIS:** Residents were reminded that dumping grass clippings, branches, or other debris in common areas or creeks is strictly prohibited. Such actions are considered violations of the association's governing documents and are subject to HOA fines, as well as potential fines from county or state environmental agencies.
- **COMMON AREA ACCESS & ETIQUETTE:**
  - **AUTHORIZED ACCESS:** Homeowners were reminded to use only designated public entry points to reach the common areas and bridges.
  - **PRIVATE PROPERTY BOUNDARIES:** It was emphasized that residents must not walk through or cross over private yards to access Association property without the explicit permission of the respective homeowner.
  - **RESPECTFUL USE:** Members are asked to ensure that all guests and family members are aware of these boundaries to maintain neighbor privacy and prevent accidental trespassing.
- **LEGISLATIVE UPDATES:**
  - **HEPA (Homeowners Energy Policy Act):** The Board reviewed the new Michigan law effective April 1, 2026, which protects homeowners' rights to install energy-saving improvements (such as solar panels and EV charging stations).
  - **Policy Adoption:** In compliance with the Act, the Board has officially adopted the **Homeowners' Energy Policy Statement**, effective April 1, 2026. This policy outlines reasonable aesthetic and placement guidelines for energy upgrades.
  - **Distribution:** A copy of the new policy was included in the meeting packets. For homeowners unable to attend, the policy will be mailed out to ensure all residents have a copy for their records.
- **BOARD ELECTIONS:**
  - **2026 BOARD OF DIRECTORS:** It was moved and seconded to retain the 2025 Board of Directors for the 2026 term, with the following changes to the Director positions:
    - **REMOVAL:** Dan Amos was removed from his position as Director via a majority vote. It was noted that ongoing health issues have prohibited him from fulfilling the necessary duties of the role.
    - **APPOINTMENT:** Heather Prusakiewicz was nominated and appointed to fill the vacant Director position.
- **CONFIRMED 2026 BOARD:**
  - **Becky Pidek** – President
  - **Scott Majoros** – Vice President
  - **Cheryl Griffin** – Treasurer
  - **Ashley Scrivner** – Secretary

- **Brian Marciniak** – Director
- **Heather Prusakiewicz** – Director

**ADJOURNMENT:** The meeting was adjourned at **7:50 PM.**

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**Becky Pidek**, President, Crosscreeks Owners Association



**Ashley Scrivner**, Secretary, Crosscreeks Owners Association

*Finalized 4/6/2026*