

# Diuble Meadows Homeowners Association



3225 Prairie Circle Trail  
Ann Arbor, MI 48103

Web: <http://diublemeadows.com/>

October 9, 2023

Dear Diuble Meadows Homeowners:

The **annual meeting** of the Diuble Meadows Homeowners Association will be held on **Tuesday, October 24, 2023** at the Salem Lutheran School, located on the Southeast corner of the intersection of Strieter and Scio Church Roads. Check-in will begin at 6:15pm, with the meeting commencing at 6:30pm. The meeting will last about one hour. **Please mark your calendar now.**

The agenda will include **electing two board members** for two-year terms. These board positions are currently held by Tom Allmand and Kim Hauser.

Nominees for the HOA Board must be submitted by a unit owner. A nominating form is enclosed for your convenience and is also available for download from the HOA website; all nomination forms should be returned to a Board Member by the start of the Annual Meeting. This can be done by mailing the completed form to the address listed above, emailing to John Carbone at [jbones2k@hotmail.com](mailto:jbones2k@hotmail.com), or by hand delivering it to a Board Member prior to the start of the Annual Meeting.

Please plan to attend the annual meeting. Our by-laws require the presence in-person, or by proxy, of 30% of the co-owners qualified to vote in order to conduct regular business. Two-thirds of qualified owners are needed to vote to ratify changes to our HOA by-laws (see enclosed). Decisions made at this meeting will affect you as a homeowner; therefore, your attendance is extremely important. A proxy form is enclosed for your use and is also available for download from the HOA website if you are unable to attend. Each unit has a designated voting representative who must either be present to vote or must sign the proxy form designating one's spouse or other representative to receive a ballot and cast the vote for the unit.

Diuble Meadows is a site condominium consisting of 73 units and is administered and operated by the Association, which is comprised of all member-owners. The volunteer Board of Directors conducts the Association's business. It is necessary for member-owners to volunteer to participate in the operation of our joint property. In order to be eligible to vote at the annual meeting, your HOA Annual Dues and Assessment(s) must be paid.

Additional business at the annual meeting will include a review of Association actions, future plans, finances, dues, and by-law revisions relating to short-term rentals within the neighborhood. A meeting agenda will be posted on the HOA website in the week prior to the annual meeting. We request homeowners sign the House Bill #4355 opt-out form at the annual meeting so that the Association does not incur the expense of a mandated CPA audit (est. \$6000). All HOA financial documents are posted to the HOA website and are available for review by any homeowner.

Sincerely,

John Carbone, President  
Elizabeth Brunty, Secretary  
Tom Allmand, Member

Kim Hauser, Vice President  
Ken Dihle, Treasurer