

Diuble Meadows Homeowners Association

3225 Prairie Circle Trail Ann Arbor, MI 48103

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

2025 ANNUAL MEETING MINUTES

Wednesday, November 5, 2025

Meeting location: Salem Lutheran School, 2095 Strieter Rd.

Agenda:

1. Call to Order: 6:35 pm
2. Introductions of Members: Elizabeth Brunty, John Carbone, Ken Dihle, Jarrod Harmon, Kim Hauser
3. Verification of Quorum* Achieved (Including proxies)
4. 2024 Annual Meeting Minutes Review: John Carbone reviewed, unanimously approved
5. 2025 Financial Report: Ken Dihle reviewed, unanimously approved
6. Association Report: John Carbone
 - i. Homeowner Renovations & Additions: Reminder to get approval for projects
 - ii. Common Areas: roads, lawns, paths: Weed control on paths continues to be a challenge
 - iii. Pond and Drainage Maintenance: Minimal last few years due to a lack of algae
 - iv. Website: Source of updated information
 - v. Other: Open to the audience- Concern noted: Low-hanging tree on Andrew Thomas Tr
7. HOA Proposed Amendment to By-laws, Article VI, Section 2*
 - i. Insufficient membership present to vote and adopt changes to the bylaws to prohibit rentals
8. Nomination/Election of Board Members*
 - i. Appointment of 2 Inspectors of Election: Unnecessary due to verbal voting
 - ii. List Nominations received before the meeting: Logan Wagner
 - iii. Additional nominations from the floor: None
 - iv. Candidate Introductions/Statements: Logan introduced himself
 - v. Voting: Unanimous
 - vi. Counting of Votes: Not needed
9. Election Results: Unanimous
 - Elizabeth Brunty, John Carbone, Ken Dihle, Jarrod Harmon, Logan Wagner
10. House Bill 4355
11. Adjournment: 7:05 p.m.

* The DMHOA by-laws require the presence in person, or by proxy, of 30% of qualified co-owners in order to hold elections. Two-thirds of qualified owners are needed to vote to ratify changes to HOA by-laws.

Note: HOA Annual Dues and Assessment(s) must be paid in order to be qualified to vote.