



Mt. Royal Subdivision Commerce Township, Michigan



Wednesday, June 24, 2026, Mt. Royal Subdivision Board Meeting – Beach

Board Members in attendance – (7 of 9)

Travis Pennington– President - **Absent**

Jamie Leggat – Vice President

Sue Hargrave – Membership - **Absent**

Susan McClive- Treasurer

Marshall Maybrier -Beach

Damon Jaroslawski - Beach

Keith Bowers – Roads

Bob Martin– Communications

Jennifer Kreutzer – Secretary

President - Travis - Absent

Vice President –Jamie - called the meeting to order at 7:00 PM

Secretary – Jennifer - Read May Minutes

Damon: MOTION to accept minutes. Jen: 2nd MOTION Discussion: None

All opposed – 0 MOTION: **PASSED**

Membership - Sue – Absent

No Report available for meeting

Questions: none

Treasurer – Susan -

Bank balance: 5/31/2026: \$163,806.62

Treasurer's Report Hand out. Discussed YTD remaining balances.

Questions: None

Jen: MOTION to accept Treasury Report Marshall: 2nd MOTION Discussion: None

All opposed – 0 MOTION: **PASSED**

Roads- Keith

Sherbrooke/Polvadera job completed. R&R replaced 20-foot piece of the culvert. It was rotted out completely & rusted out on bottom. Tied it into the existing culvert and completed the asphalt. It was going to come in at \$11,260, but they didn't have to do some of the work so original price of \$8,900 was charged.

Oakestia/Sleeth and some areas on Creedmore were replaced & patched with a hot mix that includes a bonding agent.

Continuing Pothole fixing. Perma patch is replacing the old cold patch. Same price and lasts longer. Bonds to many different surfaces and no mixing needed.

Speedbumps will be painted. Replacing some signs as some have been knocked down. Marking off some bigger road areas to discuss with Giffels and Webster.

Questions:

Marshall: When will the rest of the signs be fixed. Keith: Next 2 weeks. Have to talk to some residents that continue to remove street signs from their lawn. Miss Dig needs to be notified.

Marshall: When is the patching that is spray painted going to finish? Keith: This weekend and early next week, using 248-Pothole company to complete the jobs.

No further questions.

Beach – Marshall & Damon

Marshall: Raft in hopefully tomorrow. The cable broke again. Last time was about 5 yrs ago. Difficulty lining up a diver to show up. Damon: All the parties we have had so far this year everyone has done a great job cleaning up after themselves. It has been wonderful this year. Trash is very minimal which is great.

Questions: None

Communication – Bob

Started the new website. Will be more modern. It will take some time, but when it is done will get with Jason Henderson to switch the old domain to our new domain. Posting about the Fireworks this weekend.

Questions: None

Old Business:

Steak Roast: Steve Michell volunteered to run it this year. Main reason he is volunteering is the Steak Roast is one of the favorite events of the year and didn't want to see it go away. Talked through his proposed budget sheet hand out. Crusin' Jupiter, band from previous years, didn't get notified on Steak Roast and is booked but is working on a great alternative. 2024 income: \$7,397 2024 Expenditures: (\$197) Didn't have 2025 numbers.

2026 Proposed Income of \$8,850 Estimated expenses: (\$8,055) Noted: no cost is firm.

Jen: made MOTION for Board to pay for the meat and the band up front this year, not to exceed \$5,000, due to the fact we have a new volunteer running the event.

Damon: 2nd MOTION Discussion: None

All opposed – 0 MOTION: **PASSED**

Further discussion on Steak Roast logistics, ticket sales, meat orders, and band details.

Marshall: We are missing a 'Beach Clean up' sign and a couple posts for Beach and before we go to order – Keith do you need anything from Hunt signs? Keith will go through the neighborhood and the shed to see if anything is needed.

Jen: Volunteer for Family Fun Day still needed. Kim Kern: 90% of the Family Fun Day is lined up, Kim just cannot run the event. Theme for Family Fun Day should be 250th Birthday Celebration of America!

New Business:

Gary Grigowski, 4275 Creedmore: Removed the trees in his yard along the seawall by the launch due to growing into the seawall. In doing so, it eliminated the privacy from the Beach area. They would like to put up a fence where the trees were. Have submitted to Commerce Twp. and it got rejected/denied by CODE. So now he submitted paperwork needed to try and get a Variance. That occurs on July 23rd, 2026. Background information documents submitted to V.P. of Board along with a letter asking for support from the HOA Board. Assumes the Board will be contacted from Commerce Twp. due to the request is along the launch seawall. Asking the Board to support their request to put up the proposed fence.

Got Denied because it is considered Waterfront so by CODE no fences.

Marshall is for it. He would sign any letter as one of the Beach Chairs. He believes it to be a good thing. Beach is the only neighbor so it's not bothering anyone else.

Jen: It sets presence for other neighbors to ask for fences along waterfront.

Marshall: Are you asking us to sign this letter, asking for our support, or just letting us know.

Gary: If you can make a MOTION and approve it – then I can go in and say I already got approval from the HOA Board.

Marshall made MOTION to support this letter presented to us. Jamie 2nd MOTION

Discussion:

Jen: I think the President should have time to review the documents presented before we vote and approve any letter.

Marshall: He doesn't have time for that. It goes to ZBA (Zoning Board of Appeals) on Thursday, July 23rd.

Gary: If you are not comfortable making the MOTION right now you can distribute the documents ... Marshall interrupted stating we can take a vote we have a quorum.

Jen: You're going to build a 6 ft fence just on the side along the seawall? Gary: Yes. Jen: I just do not want it to become a presence for others on waterfront to be able to build fences.

All in favor - 7 All Opposed - 0 MOTION: **PASSED**

Marshall: Do you want us to sign this? Gary: Will you post minutes? Marshall – you will have our minutes to show.

Jen: I will be able to email you the approved minutes after our Board meeting.

Jen: asked question on the part of fence that is not going along the seawall – but on land – unclear on why additional fence is needed towards other neighbor.

Open Discussion:

Bob: Getting lots of complaints of mini bikes and quads coming from Mystic Forest and the bike paths, etc. Unsure what we can do about it. Marshall: that is a Commerce Twp Meeting topic. Continued discussion.

Marshall: MOTION to adjourn the meeting Damon: 2nd MOTION

Discussion

Meeting Adjourned at 8:05PM