

2025-2026  
Board of Directors

**President**  
Kevin Hustek

**Vice-President**  
Lynsey DeKoninck

**Treasurer**  
Elliott Hurford

**Secretary**  
Laura Huber

**Member at Large**  
Jim Biewer

## **NOTICE OF ANNUAL MEETING OF CO-OWNERS**

As required by the Bylaws of the Lottivue Meadows Condominium Association, notice is hereby given of the Annual Meeting of Co-Owners of Lottivue Meadows.

Date: Tuesday, May 26, 2025

Time: 6:00 PM – 7:30 PM

Location: MacDonald Public Library, 36480 Main St, New Baltimore

The primary purpose of this meeting is to elect four Co-owners to the Board of Directors, two seats are for (1) year terms, and two seats are for (2) year terms.

The one-year terms up for re-election are Vice-President (Incumbent: Lynsey DeKoninck) and Treasurer (Incumbent: Elliott Hurford). The two-year terms up for re-election are Secretary (Incumbent: Laura Huber) and Member at Large (Incumbent: Jim Biewer).

As a co-owner, you can become an important force behind the decisions that are made to properly maintain Lottivue Meadows.

If you would like to nominate yourself to serve as a Board Member, please download the application from [https://lottivuemeadows.org/pages/self\\_nomination.html](https://lottivuemeadows.org/pages/self_nomination.html) and upload it to the website or email it to [lottivuemeadowshoa@gmail.com](mailto:lottivuemeadowshoa@gmail.com) by the end of day 5/20/2026.

Nominations will not be taken from the floor at the meeting.

NOTE: In order to run for the Board or to vote in the election or on any other issue, a Co-owner MUST be in good standing and current with their annual assessments.

A minimum quorum of 35% of all Co-owners must be present in person or by proxy to conduct the meeting. If you are unable to attend the meeting, please complete a proxy form which can be downloaded from the website, then give it to a neighbor or Board Member to represent you at the meeting. You may also send completed proxy forms to the Board at [lottivuemeadowshoa@gmail.com](mailto:lottivuemeadowshoa@gmail.com)

Additionally, at the advice of counsel, the Association adopted a Solar Energy Policy Statement to comply with the Homeowners' Energy Policy Act, MCL 559.301 et seq. The policy satisfies all statutory requirements and was adopted prior to the April 1, 2026 deadline. A copy is included in the following pages and can also be found on our website under the Bylaws tab.

We look forward to seeing you at the meeting. If you have any questions, please contact the Board.

Sincerely,

Lottivue Meadows Condominium Association  
Board of Directors

## **Lottivue Meadows Condominium Association**

### **Solar Energy Policy Statement**

*Effective as of March 19, 2026*

The Homeowners' Energy Policy Act, MCL 559.301 *et seq.* ("HEPA"), invalidates certain provisions in homeowners' association agreements that prohibit the replacement, maintenance, installation, or operation of certain energy-saving improvements or modifications or the installation of solar energy systems. HEPA also requires homeowners' associations to adopt a written solar energy policy statement that complies with certain terms and conditions of the act.

Under Article VI, Section 6.31 of the Bylaws, a Co-owner is required to obtain the express written approval of the Association before installing an improvement within their Unit:

[U]nless and until the construction plans and specification[s] are submitted to, and approved in writing by, Developer in accordance with the provisions set forth below, (i) no dwelling, building, fence, wall or other structure shall be commenced, erected or maintained, and (ii) no addition, change or alteration to any dwelling or other structure shall be made, except for interior alterations.

All plans, specifications and other related materials shall be filed in the office of Developer, or with any agent specified by Developer, for approval or disapproval, prior to submission to Township officials for a building permit. Said construction plans and specifications shall show the nature, kind, shape, height, materials (including samples of exterior building materials upon request), approximate cost of such building or other structure, proposed drainage of surface water, location and grade of all buildings, structures and improvements, as well as utilities and parking, areas for the Unit...

At such time as the fee simple interest in one hundred (100%) percent of the Units in the Project have been conveyed by Developer, or, at such earlier time as Developer may elect, Developer shall delegate and assign all of its rights, duties and obligations as set forth in this Article VI, to an Architectural Control Committee representing the Co-owners or to the Association, provided that such assignment shall be accomplished by a written instrument wherein the assignee expressly accepts such powers and rights.

All Units in the Condominium have been conveyed by the Developer to non-Developer Co-owners.

Each Co-owner is responsible for the cost of installing, maintaining, repairing, and replacing all improvements and structures located within their Unit under Article IV, Section 4.3(a) of the Master Deed.

The Association is responsible for the management, maintenance, operation, and administration of the Common Elements and affairs of Lottivue Meadows under Article I, Section 1.1 of the Bylaws. As stated in Article XI, Section 11.3 of the Bylaws, the Board of Directors has the powers and duties necessary to administer the affairs of the Association. Under Article VI, Section 6.27 of the Bylaws, the Board of Directors may adopt rules and regulations concerning the use of the Common Elements.

The Association notes that the plain language of HEPA does not indicate that it applies to condominium associations; however, the Association will adopt and maintain the written solar energy policy statement required by HEPA for so long as HEPA remains in effect. Therefore, in compliance with MCL 559.309, the Board now adopts the following Solar Energy Policy Statement pursuant to Article VI, Section 6.27 of the Bylaws.

#### **Solar Energy Policy Statement**

**Section 1. Conflict Between Condominium Documents and HEPA.** Pursuant to MCL 559.305 and MCL 559.307, to the extent one (1) or more provisions within the Condominium Documents violate HEPA, those provisions are invalid and unenforceable as contrary to public policy, and HEPA will control.

**Section 2. Conflict Between HEPA and Policy Statement.** Pursuant to MCL 559.309(1)(c), to the extent any provision within this Solar Energy Policy Statement ("Policy Statement") contradicts HEPA, that provision is void and unenforceable, and the language within HEPA will control.

**Section 3. Applicability to Shared Roofs and Common Areas.** Pursuant to MCL 559.313, HEPA does not apply to any shared roofs or common areas in the Condominium, if any. A "shared roof" is defined as a "roof that serves more than one (1) home or unit, including, but not limited to, a contiguous roof that serves adjacent homes or units." "Common areas" are defined as portions "of a building, land, or amenities owned or managed by the homeowners' association that is generally accessible to all members of the association."

**Section 4. Review and Approval of Solar Energy Systems.**

**A. Definition of Solar Energy System.** MCL 559.303(f) defines a "solar energy system" as "a complete assembly, structure, or design of a solar collector, or a solar storage mechanism that uses solar energy for generating electricity or heating or cooling gases, solids, liquids, or other materials. Solar energy system includes the design, materials, or elements of a solar energy system and its maintenance, operation, labor components, and the necessary components, if any, of supplemental conventional energy systems designed or constructed to interface with a solar energy system."

**B. Review and Approval Specifications and Requirements.**

i. Consistent with Article VI, Section 6.31 of the Bylaws and MCL

559.311, a Co-owner desiring to install a solar energy system shall first submit a written application to the Architectural Control Committee. The written application must include the following information under MCL 559.311:

1. The Co-owner's name.
  2. The Co-owner's street address.
  3. The name and contact information of the person who will install the solar energy system.
  4. An image that shows the layout of the solar energy system on the Co-owner's home.
  5. A description of the solar energy system to be installed.
- The Architectural Control Committee may not ask the Co-owner about their energy usage. The Architectural Control Committee may not consider the identity of the entity that owns the solar energy system or the financing method chosen by the Co-owner when considering whether to approve their application.

Any fee that the Association may charge to review the application must be charged at the same rate as other alteration and modification requests.

When reviewing a Co-owner's application, the Architectural Control Committee will consider all the following:

1. Solar energy systems may be installed on a roof face.
2. No specific technology, such as solar shingles or traditional solar panels, is required to be utilized in the installation of a solar energy system.
3. The approval of an adjacent Co-owner is not required.
4. Any standards enforced under this Policy Statement may not result in a reduction in the estimated annual production of electricity by the solar energy system by more than ten percent (10%).
5. Any standards enforced under this Policy Statement may not increase the total cost of the installation of the solar energy system to the Co-owner by more than \$1,000.00.

6. No conditions that impair the operation of the solar energy system may be imposed.

7. No conditions that negatively impact any component industry standard warranty may be imposed.

**C. Denying Applications to Install Solar Energy Systems.** The Architectural Control Committee may deny a written application to install a solar energy system if one or more of the following apply:

- i. A court has found that the installation violates a law.
- ii. The installed solar energy system does not substantially conform with the Co-owner's approved application.
- iii. The Architectural Control Committee has determined that the solar energy system will be installed on the roof of the Co-owner's home and:
  1. The solar energy system will extend above or beyond the roof of the home by more than six (6') inches;
  2. The solar energy system does not conform to the slope of the roof and has a top edge that is not parallel to the roof line; or
  3. The solar energy system has a frame, support bracket, or visible conduit or wiring that is not silver, bronze, or black in tone, which are commonly available in the marketplace.
- iv. The Architectural Control Committee has determined that both:
  1. The solar energy system will be installed in a fenced yard or patio rather than on the roof of a home or unit; and
  2. The solar energy system will be taller than the fence line.

**D. Deadline to Approve or Deny Application.** The Architectural Control Committee will either approve or deny the Co-owner's application within thirty (30) days of its receipt. If the Architectural Control Committee does not approve or deny the Co-owner's application within thirty (30) days of its receipt, the Co-owner may proceed with the installation of the solar energy system in compliance with HEPA, and the Association may not impose fines or otherwise penalize the Co-owner for complying with HEPA.

**Section 5. Resubmission of Solar Energy System Applications.** If the Architectural Control Committee previously denied a Co-owner's application to install a solar energy system before the enactment of HEPA, the Co-owner may submit another written application to the Architectural Control Committee and the Architectural Control Committee will reconsider the application under HEPA. If the Architectural Control Committee denies a Co-owner's application to install a solar energy system that was submitted after the enactment of HEPA, the Co-owner may later resubmit another written application to install a solar energy system.

**Section 6. Post-Installation Reporting.** After the Co-owner's installation of a solar energy system, the Association will not require post-installation reporting.

**Section 7. Compliance with State and Local Laws.** Co-owners will comply with all state and local building codes and permit requirements when installing solar energy systems.

**Section 8. Maintenance, Repair, and Replacement.** Co-owners who have a solar energy system are responsible for maintaining, repairing, and replacing it so that it remains in good condition and repair. Damage to another Unit or the common elements resulting from a failure of the Co-owner to adequately maintain, repair, or replace the solar energy system is the Co-owner's responsibility.

**Section 9. Removal of Solar Energy Systems.** The Association may require the removal of a solar energy system if it is not maintained in accordance with Section 8 above or if one or more of the conditions outlined in Section 4(C) above apply.

**Section 10. Energy-Saving Improvements or Modifications.** Under MCL 559.305, a Co-owner may install, maintain, replace, and operate an energy-saving improvement or modification, and make auxiliary changes needed for its installation. An energy-saving improvement or modification includes, but is not limited to, the following under MCL 559.303(c):

- A clothesline.
- Air source heat pumps.
- Ground source heat pumps.
- Insulation.
- Rain barrels.
- Reflective roofing.
- Energy-efficient appliances.
- Solar water heaters.
- Electric vehicle supply equipment.
- Energy-efficient windows.
- Energy-efficient insulation materials.

To the extent allowed by HEPA, the Co-owner is responsible for all costs, liability, insurance, installation, repair, maintenance, and replacement of the energy-saving improvement or modification, including any related electricity costs.

**Section 11. Distribution and Availability of Policy Statement.** This Policy Statement was made available to the Association's members no later than thirty (30) days after its adoption and will be made available to the Co-owners upon request. If the Association maintains an Internet website, this Policy Statement will be posted and maintained on that website.

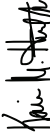
**Section 12. Invalidity or Repeal of HEPA.** If HEPA is found to be unenforceable under Michigan law or is repealed, this Policy Statement will automatically be rescinded and no longer in effect.

**Section 13. Severability.** If any one or more of the provisions in this Policy Statement is, for any reason, held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Policy Statement, and this Policy Statement will be construed as if it never contained any invalid, illegal, or unenforceable provision.

This Solar Energy Policy Statement was adopted by the Board of Lottivue Meadows Condominium Association at its Regular Meeting on March 19, 2026.

**BOARD OF DIRECTORS**

Lottivue Meadows Condominium  
Association



By: Kevin M. Husek  
Its: President