

# CLEON TOWNSHIP

## MARCH 2024 BOARD OF REVIEW

### ORGANIZATIONAL MEETING

Meeting called to order on Tuesday, March 5, 2024, at 6:05pm by Michelle.

Roll call: Michelle Tinnoco, Jerika Currie, Bill Muha (Assessor), Dave Myers (Secretary), Linda and Dennis Easton.

- Michelle Tinnoco was reelected as the Chairperson. Nominated/motion by Linda, seconded by Jerika. AIF.
- Minutes from the March 7, 2023 organizational meeting were approved: Motion by Michelle, seconded by Jerika, AIF.
- Rules of procedure: No changes needed or recommended.
- Bill indicated he is not able to hook up with our printer and will bring his own next week. Michelle has power strips available.
- 2023 was the assessing audit. Bill indicated we were “substantially compliant.” Next audit is scheduled for 2028.
- Legislative update: Our assessor (Bill) now grants Veteran Exemptions. We have five, including Kay Mahoney (As long as she doesn’t re-marry). All are in except Larry Dietz, which Bill plans to complete next week.
- Michelle would like us to address the Poverty Exemption threshold. Bill indicated it can’t be less than the Federal guidelines. The Township Board would have to change by resolution. Too late for this year. Something to consider for next year. Jerika expressed concern regarding getting the word out to residents about the Poverty Exemption. What can we legally do? Include flyers at elections? Include in the Fall Township newsletter? Bill has mixed emotions about publicizing this. If decided, it sounds like we could include information in the newsletter, and information should already be on the Township’s website. Also, Bill has not heard from Todd Voice yet regarding a Poverty Exemption request.

- Bill indicated everyone is up-to-date (Through 2025) on their mandated BOR bi-annual training, completed last month in Cadillac. Bill obtained everyone's updated signature, and certificates of completion.
- Bill left market information with us regarding changes. The MLS price comparison report shows a 36.8% increase in the median price (\$148,750 to \$203,500) and a 28.4% increase in the average price (\$160,494 to \$206,033). Cost of new construction is still very high. Bill sighted a recent example of a 1,700sf house costing \$320/sf (\$544,000). High end builders are getting between \$400 and \$500/sf. Some municipalities have/are considering reducing the minimum square footage to allow "Tiny homes," 400 square feet or less to help address the high building costs.
- No appointments have been setup for next week's meetings. We will handle appeals on a walk-in basis. Decisions will be made by the end of the second day.
- No safety concerns.
- Monday, March 13, meeting will be 3pm to 9pm. Food will consist of a potluck supper on Monday. Dave will provide white chicken chili. Wednesday, March 15 meeting will be 9am to 3pm.
- Meeting adjourned by Michelle at 6:30pm.

Minutes respectively submitted by Dave Myers.