

Walden Woods 2014 Minutes

Place / Time: Novi Civic Center, 8:00pm

In Attendance:

Board members: Adam Whitesel, HOA President; Paul Klain, HOA Vice-President; Jim Mealey, Treasurer; Melissa Schlicker, Secretary.

Residents: Heather Klain, Liz Hood, Hugh Blaxill, Mary Lynn Fosdick, Jim Utley, Tami Bethune, Michael Allie, Jim Rose, Deepika Toshniwal, Ken Kinter.

Adam Whitesel opened the meeting with a call to order and approval of the agenda. Melissa Schlicker read the 2013 Annual Meeting Minutes. Melissa Schlicker motioned to approve, seconded by Jim Mealey.

Public Forum

Online Banking Concept, Tami Bethune

Tami Bethune shared information about online banking in regards to paying HOA dues. Tami pointed out that she works with Chase Bank while the HOA banks with Comerica. She also asked about our tax status as it relates to options available for us. This system could be set up with a contact person and address for whoever would manage the account, namely Jim Mealey. Some of the key points Tami covered included:

- Accept online payments - reduce admin time and improve cash flow for HOA
- Visibility of account status for multiple authorized persons - providing ability to confirm payment made or payment received and providing a second authorized person to assume responsibilities if the primary authorized person is not able or available.
- Central Payment center – Write e-checks. Payee name, address, account number and associated payments will provide historical account over time.
- Potential for financial report direct from online banking resource center
- Paperless Archive of financial activity
- Cost of Service – free or low cost

Jim agreed that direct payment into an account sounds like a good idea but will need further investigation. Adam noted that this topic would need further investigation and would need to be brought up during new business

Board Report

Adam Whitesel, Board president, reported that we should keep our HOA dues at \$350 for the time being, with the intention of maintaining a financial buffer and for funding any future projects such as new street signs.

Adam put out the call for new board member volunteers. He urged anyone who might be interested to contact the board for more information.

Paul Klain, vice president, had no report.

Jim Mealey, treasurer, alerted residents to be on the lookout for HOA invoices which will be mailed soon. Regarding the budget and financial status of the HOA, Jim noted that we did not spend much last year but that we should keep the HOA dues at \$350 with the expectation of maintaining a contingency fund. Jim distributed copies of the 2013 Financial Activity Worksheet which detailed disbursements and deposits. This worksheet will be posted in a secured folder on the Walden Woods website.

Melissa Schlicker, secretary, had no report.

Committee Reports

Landscaping, Tim Prokop and Adam Whitesel

Adam reported that Tru Green has been hired to provide fertilizer for the commons areas and that we received a discount for pre-payment. The pricing is locked in for 3 years and is a savings over the previous provider. We continue to use Blackstone for landscaping maintenance and that fresh mulch will be put down this summer. Michael Allie noted that the sidewalk along the commons area needs to be shoveled, especially between his house and John Goodman's house. Adam said he would contact them with the reminder. Tami Bethune has a map that marks the commons area and will post that information on the website for quick access when going out for bid and general reference for residents.

Holiday Lighting, Melissa Schlicker

Melissa inquired about interest in putting up and/or taking down the holiday lights. She stated she is happy to continue to take on this task but wanted to give others the chance to participate. Please contact Melissa if you are interested.

Old Business

Sidewalk Repairs, Adam Whitesel

Adam informed the group that sidewalk repairs have been completed and that the work was guaranteed for four years for leveling and caulk. An additional assessment for needed warranty repairs will be performed this summer.

Cordoba Drive, Melissa Schlicker

Melissa spoke with Brian Coburn, Engineering, with the City of Novi and asked if he could take another look at Cordoba Drive. She questioned him about the PASER rating system and the Cordoba ranking. After comparing Cordoba to other streets in Novi with a worse ranking, it was clear that Cordoba needed reevaluating. Mr. Coburn returned to Cordoba and agreed that the street was in worse condition than last summer during evaluation (2012) and that he would get Cordoba on the schedule for repair. He indicated that those repairs would include slab replacement and joint replacement. He added that sealing the joints and keeping the water moving was very important because the concrete sits on top of clay. Melissa asked members for feedback on the condition of Cordoba Drive or if anyone had concerns or questions that needed further attention. Jim Mealey noted that it was in better shape than it used to be. Jim Utley asked why it was not replaced and how much would it cost to replace it. Melissa Schlicker stated she would find those figures and report back to the board.

New Business

Reactivating the Social Committee, Adam Whitesel

Adam believes the Social Committee could be more active than it has the past year and suggested that we allow for a small budget (e.g., \$400) to anyone who would be interested in planning and organizing a social event for Walden Woods. Tami Bethune offered to chair the committee and will solicit volunteers to help coordinate events.

Jim Utley opined that he believed the City of Novi did a poor job and that we should consider going with a private snow removal contractor. Jim believes the City service was not timely, snow deposits around the cul-de-sac made driving difficult if not dangerous, and that the city drivers need to do a better job. There was general discussion on the quality of service while Adam noted that a private contractor would likely cost around \$15,000. Ken Kinter noted that in the previous subdivision he lived in the cost was significant and that he didn't want a private company. The motion was put to vote and failed. Melissa added that she would contact the city about plowing processes and Jim Utley offered to help.

Paul Klain motioned to do an assessment of the subdivision mailboxes for repairs and maintenance. The motion was seconded and discussion was opened. After a brief discussion noting the numbers peeling, poles off plumb, and various door hinge issues, the motion went to vote and passed. Paul Klain volunteered for the project to assess all of the mailboxes and work with Mailboxes by Bob to make needed repairs. Mike Allie offered to help Paul. All costs associated with the repairs will be made by the HOA.

Adjournment

The meeting was adjourned at 9:30

Attendees names were drawn for door prizes: Service from Blackstone Landscaping, Novi Library Fundraiser Coupon Book, and Sticky Note Booklets from BTG Solutions.