

## **Walden Woods One Homeowners Association (HOA)**

2018 Annual Meeting Minutes

April 10, 2018

Novi Civic Center, Mayor's Conference Room

### **Attendance**

Board members: Paul Klain, Vice President; Mike Allie, Treasurer; Melissa Schlicker, Secretary.

Residents: Mike and Tami Bethune, Bob Borai, Esther DiLorenzo, Adam Whitesel.

Vacancies: President

### **Call to Order**

Treasurer, Mike Allie opened the meeting with a call to begin the meeting. Melissa Schlicker reminded residents to please sign the attendance sheet.

### **Approval of the 2017 Annual Meeting Minutes**

Adam Whitesel moved to approve the 2017 minutes, supported by Mike Allie. All yeas. Minutes approved.

### **Board Report**

Vice-President: Paul Klain recapped some concerns our residents made over the past year and noted that he would continue to do so for future meetings. Several items he received include a question about trees in the commons area and what would happen should a community tree fall and damage private property. In addition, the question also came up of proactively removing the trees at HOA expense. Adam noted that homeowner policies should cover the damage done to the property, regardless of tree's origin. Mike Bethune cautioned about setting precedence for such services.

Paul then mentioned the concern about noise from the baseball field located at the path entrance to the school property. Several residents are unhappy about the noise generated by users of the ballfield. One resident asked if the HOA would be able to support them as an organization and it was determined that any support should be garnered by the affected residents.

Paul also wanted residents to know that any deck or awning plans submitted for approval by the board are generally quick and have few restrictions. The board just needs assurance that the plans fall within the guidelines in the bylaws.

Tami Bethune brought up property maintenance of residents and what the board can do about unmaintained properties. Mike Allie noted that we have no real "teeth" when it comes to enforcement

as our bylaws only refer to action in cases of safety and that we might want to think about revising the bylaws. Paul Klain observed that friendly reminders have not been effective. Melissa Schlicker suggested that more frequent notices might generate change in behavior as way to make the notices stop. Bob Borai suggested we get together a “wish list” comprised of suggestions from our residents on what changes are important to them. Tammy advised that something like Survey Monkey would be useful for this purpose. Adam noted that it would help the board prioritize issues in the sub.

Treasurer: Mike Allie provided the 2017 Financial Report and the addition of a mailbox rider on our insurance policy in the case of larger scale damage; rider cost is around \$90 annually. He noted that he would like to have an annual audit of the HOA financials every year. He asked if there might be an interested and qualified resident willing to volunteer to perform the audit; if none were available, he will look to an outside provider who can do this for us. Adam Whitesel volunteered to review the financials for the HOA. Mike also provided a draft copy of the upcoming dues which included notice of our new policy on dues payment that is consistent with Article III, Section 4, of our bylaws.

Secretary: Melissa Schlicker announced some of our new residents - Alex Kurian and Liji Joseph on Cordoba, and Yudong Xia on Arcadia.

### **Committee Reports**

Landscaping Committee: Adam Whitesel reported prior activity on landscaping the cul-de-sacs and snow removal in community areas of the sub. He noted that he is satisfied with the current contractors and has come to an agreement for future services. Adam also mentioned the problems we experienced with the marquis lighting and that he would find a solution to the battery cell problem. He also noted the need to freshen up the front entrance with some new shrubs and tree trimming.

Social Committee: Tami Bethune was kind enough to secure a gift card to the Mealey family as they left Walden Woods for a home up north. She also reported on a party that was held at her house with donations going to Dress for Success. Tami informed us of the sad passing of one of our residents and that she sent a card on behalf of Walden Woods. Tami also has extra mailbox inserts if anyone needs a replacement. Adam noted that the numbers are coming off the mailboxes; Bob said he got new numbers at Home Depot. Tami recapped the social events held in the sub including Drinks on the Driveway. Adam and his wife Melissa hosted the first one last fall and offered to host the next event as well; a date is to be determined.

Holiday Lighting: Melissa Schlicker noted some problems with nonworking Christmas lights and the need to purchase new lights. Fresh garland is purchased every year. Melissa put out the call for anyone interested in taking over the installation of Christmas lights.

### **New Business**

Tami provided information from Allstar Alarm about the possibility of installing a security camera at the front of the sub. Discussion centered on monitoring the video that is recorded and if the cost would outweigh the benefits. Installation, labor and service was \$5800 with a \$40 monthly fee.

Tami and Mike had noted the sign at the entrance to Asbury Park on 11 Mile Road and thought it might be something we need to help thwart porch step larcenies. Ester DiLorenzo volunteered to help review the idea. Melissa Schlicker volunteered to look at security signage and see what other communities are doing in the area of security. Paul Klain and Mike Allie mentioned the crime mapping notices that residents can subscribe to.

### **Public Forum and Announcements**

Tami Bethune brought up presence of the Buckthorn tree, an invasive species, and asked the City of Novi forester to come and speak about it to our group; the city forester was unavailable for our meeting so Tami will provide more information to the group as it becomes available.

Paul Klain reminded us that we are still searching for a HOA president and suggested that maybe we could provide a break in the dues as incentive to join the board.

### **Adjournment**

Mike Allie motioned to adjourn the meeting; seconded by Adam Whitesel.

Postscript: After the meeting, Mike Allie notes that the president position has been vacant for a year and volunteered to take on that position in addition to the treasurer position if there were no objections. He noted that the bylaws specifically allow for a single person to hold two positions. There was no objection so Mike Allie will now hold the positions of president and treasurer.