

ANNUAL MEETING MINUTES  
WALDEN WOODS 1 HOMEOWNER'S ASSOCIATION  
APRIL 9, 2019

Mike Allie called the meeting to order at 7:01pm.

Mary Ann, manager from the Novi Public Library, outlined some of the programs and services available at the library.

Allie introduced the 3 new members of the subdivision: Alex Kurian and Liji Joseph, Yudong Xia and Pam Medelis. All current members present introduced themselves.

Motion by Steve Velick, Second by Mike Bethune and Carried to approve the minutes from the 2018 annual meeting.

Allie presented the treasurer's report showing an December 31, ending balance of \$22,819.14, which is approximately the amount of our reserve. All owners paid their annual dues last year. Expenditures included capital improvements to the front entrance, a lower than normal cost for snow removal (due to low snowfall) and some mailbox replacement expense.

Annual dues will remain at \$240 this year. Payment notices will be in the mail by April 15<sup>th</sup> with a due date of June 1<sup>st</sup>.

Allie presented the 2019 budget, showing a projected \$1000 loss and asked for a volunteer to perform this year's annual audit. (After the annual meeting, Kate Huffman volunteered that her husband, Derek Huffman, a CPA, would perform the audit).

Maintenance Committee Chair Adam Whitesal could not be present for the meeting, so he gave his report to Paul Klain, to share. Prices from Blackstone Landscape , Independent Lawn Service, and Lazarus Landscaping (snow) remain competitive so they will all be used again this year. Adam needs to call Irrigation Systems to reinstall the meters and start the sprinkler systems for the common areas.

Social Committee Chair Tammy introduced new Co-Chairs Kate Huffman and Melissa Whitesel. Kate and Melissa are enthusiastic about increasing the sense of community and getting to know all our neighbors even better. They plan to organize events throughout the year to do this. Their children are excited about helping with trash cleanup in the common areas, so look for a date shortly after Easter, followed closely by Drinks on the Driveway.

Allie presented a certificate of appreciation and gift card to Tami Bethune to thank her for her years of service to the community.

Attendees discussed home maintenance, noting that some situations have occurred that did not fit the bylaw requirements. An online viewer suggested a general letter be

sent to the community highlighting the portion of the bylaws that covers maintenance. Paul suggested that residents email concerns, with pictures, to him and he will follow up with the residents in violation. The question then came up, is a bylaw change needed to more clearly define expectations and add consequences for non-compliance. It was noted that residents moved in with the bylaws as they stand, so care would be needed to not raise the expectations too high. Review of other subdivision's bylaws for wording for maintenance was suggested along with an attorney review of any suggested change. A bylaw change requires approval by 2/3 of the residents. Allie asked for volunteers to be on a committee to develop the bylaws change and received no response.

Allie introduced a discussion on the Buckthorn problem. Buckthorn is an invasive species of bush that is crowding out the native species and needs to be removed. Removal is not an easy process taking 2-3 years of spring and fall cut backs. And, there is a concern about how to dispose of the large amount of cuttings. Maple Greens Condo Association may be willing to work with us towards a solution. An online viewer suggested contacting Meadowbrook Elementary School to see if they will remove the buckthorn near the school pathway. Paul volunteered to send an email to residents to organize removal efforts, perhaps to even include a specific date for chipper rental for all to use for disposal.

Allie noted that residents, connected to city water, are required to have a backflow device installed and certified by the City. If you have a well, and it is not connected to your drinking water, then a City inspector just needs to come to the property and certify this. Remember to include any water spigots in the garage.

The current mailbox style is no longer available. Allie has a few that are available, as needed and Tami Bethune has some mailbox inserts available, as needed. Beyond these, Allie found a similar style online that would blend well if we needed additional mailboxes that needed repair.

Ecofresh Bins contacted Allie to see if there is interest in their service. They sanitize trash bins by spraying them inside with 200 degree water. A free trial will be arranged with a set date for those that wish to try the service. Information will be sent out via email.

Allie initiated a discussion on volunteerism. He is currently serving as both President and Treasurer. The association needs a Secretary and it would be desirable to separate duties and also find a President. In addition, it would be helpful to establish a Beautification Committee. This committee could look into ways to upgrade the look of the subdivision: solar lights, rocks instead of grass in the common areas, etc. Allie noted that a grant for beautification of the front entrance worth up to \$5000 exists through the City of Novi. Grant applications are due in January. A volunteer would be needed to write and submit the grant. A few attendees noted that some street areas are in need of repair. If pictures of problem areas are emailed to Paul Klain, he will contact the City,

A request for updated information for a community directory is included with the dues notice, Please return the information to Allie, with your dues, so that he can publish the 2019 directory.

Motion by Steve Velick, Second by Mike Bethune and Carried to adjourn at 8:32 p.m.