

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

### 2020 Annual Meeting Minutes

April 14, 2020

Zoom Call

#### **Attendance**

Board members: Mike Allie, President and Treasurer, Paul Klain, Vice President; Cristina Pivato, Secretary, Kate Huffman and Melissa Whitesel, Social committee, Adam Whitesel, maintenance .

#### **Call to Order**

President Mike Allie opened the meeting with an introduction of the board members and asks if any Residents has questions about the Agenda. No Questions.

#### **Approval of the 2019 Annual Meeting Minutes**

Mike moved to approve the 2019 minutes. All yeas. Minutes approved.

#### **Treasurer's Report**

Mike Allie provided the 2019 Financial Report and highlighted expenditures vs Dues Collected and Budget for 2019 vs 2020 . Highlighted expenditures points:

1. Entrance had improvements to the landscaping
2. Mailboxes and street sign expenses
3. Snow removal
4. Water. Our timers were faulty and had not been watering. When replaced, we watered more.

Total expenses for 2019 were under budget.

Tami Bethune asked “who are we using for irrigation system?” Adam Whitesel replied that Irrigation Concepts is the Company involved, but to save money he changed the controllers himself, without involvement of an outside vendor.

Mike introduces Derrick Huffman, a CPA and resident who conducted an audit of our financial statements and confirmed all reports are accurate.

Mike says the dues notices for 2020 have been sent and the amount will remain the same at \$240.00. There is going to be a monthly penalty of \$25.00/month for late dues. After three months, a lien will be placed on the property.

Mike advises that the cost of **the lien** has increase from \$100.00 to \$175.00 to cover the expenses. Mike asks if there are questions. No questions.

### **Committee Reports**

- Maintenance Committee: Mike thanks Adam Whitesel for the good job done for the previous year. Adam Whitesel reports prior activity on landscaping the cul-de-sacs and snow removal in community areas of the sub . Adam also mentions that with the COVID-19, lawn maintenance service might start late. If it does, we may have to do some maintenance by ourselves. Adam also reduced by one service the fertilization of the common areas to reduce the costs. He informs that the light and sensor needed to be replaced on the entrance. Mike asks if there are any question. Steve Velick asked if Landscaper is going to adjust the cost by the time of startup. Adam replies If they get behind, they will, although if it is just a cut or two, the price will be the same because there is more effort to clean up long grass.

Maintenance Report: See Attachment 1

- Social Committee: Kate Huffman mentions all the social activities done in 2019/2020 (see report, Attachment 2). Due to COVID-19 all 2020 activities are postponed. Kate and Melissa Whitesel secure a Bundt Cake for new members (Ackerman Family, Jones Family, Thexton Family).Melissa mentions the 2020 High school seniors sign will be ready to put out. Mike mentioned sidewalk art that was done on the sidewalks and driveways and how well it was received; and also, the creativity that went into the development of an Easter Egg hunt that allowed a fun activity for kids while providing social distancing and was in line with the Governor's COVID-19 restrictions

Social Committee Report: See Attachment 2

### **Rowdiness Incident**

Mike mentioned a party that got a bit out of control including trespassing in the yards of neaby neighbors. The party took place at the second house on the right coming into Arcadia Dr. (not part of our HOA). Police were called and situation was brought under control. It was mentioned that calling the police is the appropriate action for these situations.

### **Subdivision maintenance**

- Sign replacement on Gina Ct.  
Mike mentions during a snow storm the sign on Gina C. was damaged by a snowplow truck from a snow removal service. Thanks to an observant resident (Tom Rockafellow), the incident was reported right away, the snow removal service was contacted, and we recovered the \$800 cost

to repair the pole from the snow removal service. Mike reminded everyone to immediately report any information on mailboxes or sign posts being damaged. If pictures, name of the business on the vehicle (if it is a business vehicle) or license plate numbers are collected, that would be especially helpful.

- Waste management

Mike noted that Waste Management has resumed collecting yard waste but they might be late a few days due to COVID-19. Put your yard waste out on the regular day, but leave it out if it isn't collected the same day and it will eventually get collected.

- Lawn Edging

Mike mentions some houses edge their lawns along the sidewalk and others do not. A good edging really adds to the look of the neighborhood. He advises that residents can use an edging company named Curb APEEL which will edge once a month for \$15.00/month. Interested residents can call 810-853-9323.

Mike asks if there are questions. Tami Bethune asks if Curb APEEL does also edging along the driveway. Mike informs they do the driveway and sidewalk. Tami informs she will add it to the website.

## **Volunteerism**

Mike mentions that he took on the job of president in addition to the treasurer role due to the job being vacant. He then introduced Derek Huffman as agreeing to take over the president position Derek introduced himself to the groups.

## **HOA Insurance**

Mike mentions that our insurance policy for liability and property damage needs to be updated. Mike asks if someone will volunteer to get more information for insurance quotations.

## **Others business**

- Mike mentions the cable boxes out on the lawns are often bent and rusty. He asks for a volunteer to step in and get the box owner (Spectrum or AT&T) to change them.. Patrick Ackerman asks if there are different boxes that can be purchased. Mike does not know the answer to that. Patrick volunteers to get more information about this issue. Steve Velick mentions boxes are from Spectrum.
- Steve Velick asks if we have any recourse towards a dog constantly barking. Paul Klain asks if there is anything in our bylaws regarding this problem. Mike answers there is nothing specific to that. Mike mentions there can be a city ordinance and you can make a report. Adam suggests to write on the Facebook page about good manners **to keep during the warmer weather when people are outside.**
- Tami Bethune mentions there is water that accumulates from our streets and goes into pond areas and they streamed out to some homes backyards. She mentions a flood zone and ponds that need to be maintained. She also talked about the 11 Mile Rd bike/walking path that is

damaged. Mike notes that Hugh Crawford is a City Council member and a neighbor right around the corner from us and suggests Tami contact him to see if these areas can be addressed by the City of Novi.

Mike asks if there are any other questions, no questions . Mike thanks everybody and closes the meeting.