



Annual Walden Woods I HOA Meeting Minutes

Tuesday, April 13, 2021
7:00pm

Board & Committee Members	
President: Derek Huffman	Maintenance: Adam Whitesel
Vice President: Paul Klain	Social Committee: Melissa Whitesel
Treasurer: Mike Allie	Social Committee: Tanya Jones
Secretary: Kate Huffman	

Agenda

1.	Call to Order
2.	Roll Call/Board Introduction <ul style="list-style-type: none"> ● Introduction of board and committee members
3.	Approval of Last Meeting's Minutes <ul style="list-style-type: none"> ● Link was sent to last year's meeting minutes with the agenda. <ul style="list-style-type: none"> ○ Minutes approved
4.	Reports <ul style="list-style-type: none"> ● Treasurer's Report (M. Allie) <ul style="list-style-type: none"> ○ Reviewed the financial report distributed with the agenda, overall \$300 under budget ○ Capital Improvements in the last year included: <ul style="list-style-type: none"> ▪ Front entrance lighting upgrade ~\$1500 ▪ Each year we have some type of capital improvement projects due to the age of the subdivision ○ Landscape over budget due to: <ul style="list-style-type: none"> ▪ Sprinkler repair needed in common area due to tree roots ▪ Snow Removal over budgeted due to the number of snowfalls ○ Trends- costs are increasing each year: <ul style="list-style-type: none"> ▪ Projected \$4,000 below expenses in 2021. Doesn't mean we will get there, we budget more than we typically spend. However we do need to maintain a healthy reserves ▪ Action Item: Will review again next year to determine if we need to increase our dues to cover our increasing expenses. ● Committee Reports <ul style="list-style-type: none"> ○ Maintenance Committee (A. Whitesel) <ul style="list-style-type: none"> ▪ Maintaining Blackstone Landscaping for summer services, held their prices from last year. Annual contract of \$7565 includes weekly lawn

	<p>cutting, flowers at the entrance/clu-de-sacs, spring and fall cleanup, shrub trimming, bi-weekly weeding and annual mulch.</p> <ul style="list-style-type: none"> ▪ Every Fall we assess budget and install fall mums and cabbages depending on budget. Last year \$297 for that Fall update. ▪ Independent Lawn Service signed on again for fertilization with a pre-pay discount- This includes 5 services for \$673, only \$20 increase over prior year. ▪ Snow Removal- Lazaras Landscaping, held pricing from last year of \$200 per clearing. Salt applied to the school path is \$15/bag. ▪ Signature Landscape Lighting (Bob Borai- Walden Woods resident)- 8 new lights and brand new transformer installed at front entrance for \$1500. ▪ Tree Removal- receiving pricing on removal for 1 tree on our property that needs to be removed on Cider Mill Drive. Goal is to engage in a few more vendors and establish a preferred vendor relationship and pricing. Only trees deemed an imminent threat by the city on our property will be removed. Pricing yet to come, will likely be in the \$500-\$1,000 range. <ul style="list-style-type: none"> ○ Social Committee (M. Whitesel & T. Jones) <ul style="list-style-type: none"> ▪ Welcomed new neighbors ▪ Spring Clean Up and a Women’s Event coming up. ▪ Looking for families to host drinks in the driveway during Friday nights this summer. ▪ Email will be forthcoming asking for all highschool graduates for the front entrance sign.
5.	<p>Old Business</p> <ul style="list-style-type: none"> ● Novi Meadows Addition (K. Lindsey) <ul style="list-style-type: none"> ○ Reviewed changes from the original plans for the Novi Meadows that we voted on, to what is being proposed now. Which includes a bus drop off and basketball court and new playground. Eliminates most green space and increases the traffic flow. This backs up to many of our homeowners along Arcadia and is very concerning. ○ Based on feedback, the plan was revised again and the new addition will be on the front of the school versus the back. The parking lot will expand but the walking path will be maintained, the treeline will stay along the walking path. The School Board has been very responsive to our concerns, D. Huffman wrote a letter on behalf of our HOA regarding our concerns as well. ● Cable Boxes <ul style="list-style-type: none"> ○ Concerns raised last year regarding the optics of the cable boxes. Discussion that this is still an issue. ○ Need a volunteer to determine who owns these (ATT or Spectrum), inventory the ones in need of repair and oversee the process of getting them repaired. ○ P. Akerman previously volunteered to look into this. Vikas will work with Patrick to look into these and getting them repaired. ● Maintenance of flood zone and ponds & 11 mile sidewalk <ul style="list-style-type: none"> ○ Drainage: T. Bethune provided a summary of the issues with the wetlands along 11 Mile Road which includes the inability of the runoff to reach the sluice and keep the water levels at the proper level to the Rebecca one of the city’s engineers. About 18 years ago the trees along 11 Mile Road began to die because the water levels were too high. Within the last 8 years the accumulation of fallen trees, leaves and silt along the stream and in the wetland area has become a threat to backyards. This is the purpose of Rebecca’s walk around the area on Monday, to assess the wetland and the water ways that flow into it.

	<ul style="list-style-type: none"> ○ 11 Mile Road Rehab: Our section of 11 Mile Road is on the rehab list for the Capital Improvement plan for fiscal year July 2022 – June 2023. Rehab is a tear off of the surface with the laydown of new asphalt. Other sections of 11 Mile are less needy but are slated for 2024 and 2025, unless additional funding becomes available and then those sections might be rehabbed earlier.
6.	<p>New Business</p> <ul style="list-style-type: none"> ● Open Board Positions <ul style="list-style-type: none"> ○ Paul Lain (Vice-President) is moving in the new few weeks. If you are interested in this position please let us know. ○ Also looking for additional maintenance support, working with A. Whitesel. Probably the most amount of work on the board after the treasurer. <ul style="list-style-type: none"> ▪ T. Jones volunteered her husband Scott. ● By-Laws Review <ul style="list-style-type: none"> ○ Had a tree fall on a house last fall which prompted us to consult with our property insurance. Raised questions on bylaws and clarity, so we consulted an HOA attorney at Hirzel Law. ○ They reviewed our current By-Laws in December <ul style="list-style-type: none"> ▪ Overall received a D or 125/200 possible points, indicating changes are necessary as we have significant liability exposure. ▪ Will focus on Insurance and liability and items that are legal requirements ▪ not opening up for a full rewrite; more information will be shared in the future about changes ▪ Amendments to the bylaws will be reviewed at a meeting and will need to have a vote of at least 66% of all owners ▪ Want to prevent a liability situation where homeowners are levied to cover costs ● Tree Trimming <ul style="list-style-type: none"> ○ City sent tree trimming crews through our sub a few weeks ago. We called the forester who is responsible for this project, and complained the trees were trimmed very aggressively, out of compliance with the guidelines on their website. ○ Forester did come out and acknowledged several trees were trimmed beyond the parameters. He said the trees would likely be fine but would come back out this Spring and reassess. ○ HOA is liable for trees in the common areas that have caused damage or imminent damage to property. If there are instances of trees that are an imminent threat to your property, you will need to contact the Forester and have them assessed. If they meet the requirements for removal the Forester will issue a special permit to remove the trees, which the HOA will be responsible for. ○ If not deemed imminent risk, but the forester says it can be removed, the homeowner can have them removed at their own expense. ○ Prior approval from the city is not required for removal of certain invasive species. Information regarding buckthorn and phragmites can be found on the City of Novi's website ● Notices for Home Maintenance <ul style="list-style-type: none"> ○ We've noticed structural and paint are becoming an issue outside general home maintenance.

	<ul style="list-style-type: none">○ In the interest of maintaining our property values and the appearance of our neighborhood we will be sending specific reminders to homes not abiding by these.
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