

Walden Woods One Homeowners Association (HOA)

2013 Annual Meeting Minutes

March 28, 2013

Novi Civic Center

In attendance:

Board members: Adam Whitesel, HOA President; Jim Mealey, HOA Treasurer, Melissa Schlicker, Secretary. Residents: Tami Bethune, Tim Prokop, John Goodman, Paul Klain.

Adam Whitesel, opened the meeting with a call to order and approval of the agenda. Melissa Schlicker read the 2012 Annual Meeting minutes. Tim Prokop motioned to approve the 2012 minutes, seconded by Jim Mealey.

John Goodman was our featured speaker. He provided a real estate analysis for our area, noting that the Novi real estate market was “on fire” and that Novi homes continue to be in high demand. He also stated that more information can be found at www.realestate.com. Jim Mealey thanked John for providing the periodic mailings of market information.

Announcements followed with Melissa Schlicker noting that we have new neighbors at 25626 Gina Ct. Kahua Mitra and Sibasis Sahoo, along with their son Konark, recently took over from Ted and Aleyda Jabbori. Tami Bethune stated that she and resident Marge Stone were talking about a possible “spring fling” as a time to gather for some fun and games. Tami added that there could be city funds available for additional street repairs and we should consider addressing City Council on the poor road condition of Cordoba Drive. There was general discussion of how the previous road repairs throughout Walden Woods were undertaken. Melissa agreed to contact city officials for further information and to request action.

Jim Mealey then provided the Treasurer’s Report. He provided copies of a financial activity spreadsheet which detailed 2012 expenditures and revenue. Dues will remain at \$350 annually. He noted that there was a bit more money in the account than usual due in part to the lack of both a block party and holiday party. There were typical payments for maintenance, utilities, refuse, insurance, and post/supplies; no other bills were submitted for payment. Jim noted that one water bill was higher than the typical water bill and he was in the process of determining the cause. There was also general discussion about landscaping costs and it was decided that the HOA would leave the service at its current level. Tim Prokop obtained several quotes for service, however, our current provider, Blackstone, was determined to be the best fit for our needs. The Blackstone contract was quoted at \$5755.00 per year and includes \$1710.00 in mulch.

Adam Whitesel began the Board Report with a call for HOA Vice President. Paul Klain agreed to take on this duty and Adam thanked him for his participation. Paul submitted his cell phone number (586-709-8109) as the best way to contact him.

Adam also asked Tim Prokop to head a landscaping/maintenance committee and Tim agreed to act as a contact person for residents who have safety and maintenance concerns. Tim may be contacted at 248-496-6282. As a first step, Tim would like to provide residents with information on how to turn off water in an emergency. This is information that will be made available on the Walden Woods web site.

On a final note, Adam conveyed some assessment information regarding appeals and shared what he learned in the process of having his reviewed. He can be contacted directly with questions.

There were no Committee Reports or Old Business to be reviewed at this time.

One New Business item included a short discussion of Christmas lights. Melissa agreed to house the lights, put them up, and remove them again in 2013 until someone else was interested in taking on that duty.

Tim Prokop motioned to adjourn the meeting, seconded by John Goodman.