Heritage Hills Homeowners Association

May 2022 Meeting Minutes (via ZOOM - Residents Only)

Wednesday, May 25, 2022

7:00PM~8:30PM

1. 7:00PM - Roll Call, Opening Comments (Dan !zzo/Joe B.)

Dan Izzo, Joe Babcock, Seymour Wolfson, Jason Cox, El Peoples-Terrell, Jason Charnas, Steve Pien, Steve Wosina, Butch Carrington, Jodie Mason Dressler, Marcia Kahn, Ben Lachman

No: Ryan, Sandy, Erica,

Resigning: Mike Krafchak

Replacing Mike: Alan Vosko on Unanimous Consent

1. 7:10PM - Motion for Board Vote to approve the May Meeting Minutes

Replacing Mike: Alan Vosko on Unanimous Consent

Motion: Within 7 days following each Board Meeting,The minutes of the Board meetings shall be submitted for consideration to the Board. Within an additional 7 days, if no one has any objections to the minutes, these shall be distributed immediately to all Homeowners using the Homeowners mailing list as preliminarily approved until they can be officially voted into record at the next meeting. .

1. 7:15PM - Financials (Joe B. and Steve Pien). [Financial Report included in this email]
2. Review April Financial Report

We will be reconciling against the bank statement to make sure everything matches appropriately. Three new residents

10 commitments to pay by the weekend

290 folks are paid up.

We have D&O insurance in place for the board. USLI is our provider - Joe contacted USLI and then KGI (our insurance folks) issued a binder. We will end up under budget on this account.

Alan Vosko - concerned that Joe has been handling statements and payments- Joe has been progressively transferring that information and responsibility to Steve.

Account access is fixed. DCFU does not allow 2 signatures on a check, but do allow 2 signatories on the account.

We need to confirm that 2021 tax returns were filed.

We shall create a monthly and an annual task list and calendar, or some blend of the two.

Motion: Board will determine tax payment status and hire a third party CPA to prepare subdivision tax returns. This was required by USLI (insurance) at the end of 2021.

1. Review Budget Adjustments, per Seymour Recommendations

Will be addressed in separate meeting

1. Board Vote on Budget Adjustments to balance budget

Held pending meeting

1. 7:35PM - 2022 Projects
2. Sprinkler repairs at Heritage Hills and Carriage Hill entrances

City has been contacted

1. Landscaping (flowers/plants/trees/and regular maintenance) at our entrances has begun Flowers will be going in soon.
2. Davey - Please ensure cul-de-sac maintenance and park trash pickup (Especially Carriage Hill Court, Old Timber west end, and Westwood Court, which have perennially been overlooked on occasion)

They’ve mowed the last two Thursdays. Butch will talk to Jim.

1. TruGreen - work confirmation (Butch) Butch will confirm.
2. Tree work - basic cleanup (Butch)

The grassy areas are too wet and soft right now for tree teimming trucks to do access. Joe and Butch confirmed what trees need work. City won’t let us cut down any ‘healthy’ trees unless a certified arborist checks it first. Butch will go to zoning department. Jason has marked some trees in Park 2 - dead ones that need be taken down and stump ground. Willow trees by the creek, there will also be a general cleanup along the edge of the forest. Also identified trees in Park 1. Jason obtained estimates. Recommends All American Tree Service based on obtaining 4 estimates.

MOTION: Reserves will be allocated to this project as proposed by Jason. Motion carried.

1. Path repair and/or replacement and sealcoating in several areas - Planning to vote in special meeting in next week or two - Propose date now

Estimates are being pulled together so we can vote on a final plan. We want to avoid losing any mature trees if at all possible.

1. Parks 1, 2, and 4 Bridges - Further Repairs (Butch to get bid for getting bids for repairs to current bridges; Butch looking into steel tube bridges like Park 3.)

We need them to expedite this bid - we have had no progress since last meeting.

1. Park 1 lawn and creek repairs
2. 8:00PM - Propose to re-paint all entrance signs (Joe B.)

a. Need volunteer to get bids

Ben is willing to get some bids - so MOTION: Bids to be solicited. Motion carries.

1. 8:05PM - Comments or Questions

The delinquency situation was addressed. Jodie and Joe have been hand delivering notices to past due residents. We will give this plan an additional14 days, and then we proceed to collections. Alan is particularly concerned about the amount of delinquencies. Alan believes we need to utilize mailings more effectively. He also insists on the need a complete resident directory, per the bylaws. MOTION: in two weeks any delinquents that are not under approved contracts, be turned over to an attorney for collection. Motion carries.

1. 8:25PM - Next Meetings and Important Dates: 6/29, 7/26, 8/17. - Annual Picnic is 8/21 (3-7pm)
2. 10:00PM - Meeting Adjourned

NOTES:

For any questions, please send an email to HeritageHills48331@gmail.com.

Call or Text Joe Babcock: 248-885-7691

Our Mailing Address: Heritage Hills HOA,

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West Bloomfield, MI 48323

Please monitor <https://rollingoaks-fh.org> for calendar and event updates, copies of approved meeting minutes, neighborhood blog, etc. Look in the Heritage Hills tab, especially.