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# BARDEN WOODS CONDOMINIUM (PHASE 1)

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DATE: November 21, 2024  
TO: Board of Directors  
CC: Jill Cubba, Sue Kracht and Kim Lobdell  
FROM: Barb Fioravante  
SUBJECT: Board Meeting Minutes – November 2024

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CALL TO ORDER: 4:09 PM

## ATTENDANCE:

Board Members: Mollie Proctor  
Barb Fioravante  
Karen DeFiore

MCM Management: Jill A. Cubba

## APPROVAL OF MINUTES:

### OCTOBER MEETING MINUTES

- Motion to approve Minutes of October Meeting on 10/14/24 subject to revision noted under Co-owner Hearings
- Motion By: Mollie Proctor
- Second By: Karen DeFiore
- Vote: Motion passed by unanimous consent with none opposed
- Result: Minutes of October Board Meeting approved for entry into the Association records

## FINANCIAL REPORT:

### FINANCIAL STATEMENTS

- Prior to Board Meeting, MCM submitted October Financial Statements and Paid Invoices by email
- Board reviewed October Financial Statements including Balance Sheet, Statement of Revenues and Expenses and Cash Disbursement Report as of 10/31/24, along with Cash Disbursement for November as of 11/21/24

ASSOCIATION BALANCES	AS OF 10/31/24	RESERVE REQUIREMENT	AS OF 10/31/24
General Operating Account	\$ 47,799.84	Annual Association Income	\$130,772.00
Capital Reserve Account	\$ 26,015.53	Capital Reserve Fund	26,015.53
Roof Reserve Account	\$ 4,504.79	10% Minimum Reserve	<u>13,077.00</u>
Shared Reserve	\$ 1,697.82	Available Funds	\$ 12,938.53
Limited Common – Bldg. D	\$ 516.08		
Limited Common – Bldg. F	\$ 403.47		
Assessment Account	<u>\$ 1,106.29</u>		
Total Association Funds	\$ 82,043.82		

### ACCOUNTS RECEIVABLE

- As of 11/21/24, two (2) Co-owners were delinquent with total accounts receivable of \$624.00
- Late statements were sent to Connie Kopald (7 Barbour Lane) and Christopher Fillmore (233 Barden Road)

### INSURANCE REIMBURSEMENT

- As of 11/21/24, insurance reimbursement owed by BW2 to BW1 was \$8,147.60
- Kim Lobdell sent statement along with copies of all invoices to Premier Management

## OLD BUSINESS:

### GARAGE TRIM REPAIR

- Marty Gerloff (Independent Contractor) completed trim repair on Garage E for a total cost of \$225.00
- Mollie Proctor will submit paid receipt for reimbursement
- Charge to Garage Structural Repair under Capital Reserve Expenses

### ROOF REPAIR (GARAGE E)

- Board affirmed approval to proceed with Roof Repairs to Garage E by All Pro Home Improvement for \$3,950.00
- John Williams is willing to accept payment over time in installments
- Mollie Proctor to call Mr. Williams to authorize repairs, schedule work and discuss payment terms

### FALL GUTTER CLEANING

- Board authorized payment of \$1,450.00 to All Pro Home Improvement for Fall Gutter Cleaning

## NEW BUSINESS:

### CORPORATE TRANSPARENCY

- Barb Fioravante will contact Directors in Phase 2 to coordinate filing of BOIR for Barden Woods Condominium

### WATER MITIGATION

- Meeting conducted on November 18, 2024 at City of Bloomfield Hills
- City Representatives: Amy Burton, Jamie Burton, Lauren Fisher and David Hendrickson
- Vaughan Crossing: Mike Smith
- BW1: Mollie Proctor, Karen DeFiore and Barb Fioravante
- BW2: Stephanie Zack and Frida Gill
- Mollie Proctor circulated Meeting Minutes prepared by Amy Burton, in addition to drawings
- Jamie Burton suggested filling in garage on one side for all three (3) buildings
- Mr. Burton further stated that vector cleaning would not be effective
- City last cleaned storm drainage system in 2018

### VACTOR CLEANING

- Based on recommendation from Jamie Burton (HRC), Board will forgo \$6,000.00 expenditure in 2025 for vector cleaning of storm drainage system in Phase 1

### BYLAW AMENDMENT

- Meeting with BW2 on 11/22/24 to discuss proposed amendment further

### FALL CLEAN-UP (MYERS LANDSCAPE)

- Karen DeFiore will request pricing from Joe Myers for a second fall cleanup in roughly 3 weeks

## BUDGET PLANNING:

### 2025 OPERATING BUDGET

- Motion to approve 2025 Operating Budget based on same income as prior year
- Monthly Association Dues for General and Limited Common will remain the same
- Motion By: Mollie Proctor
- Second By: Barb Fioravante
- Vote: Motion passed by unanimous consent

### ASSESSMENT PROJECTS

- Trees \$15,000
- Garage E \$20,000
- Asphalt \$15,000
- Total \$50,000

#### ADDITIONAL ASSESSMENT

- Board considering an Additional Assessment for at least \$50,000.00 payable over 6 months starting March 1, 2025
- Directors will affirm numbers before presenting to members at a General Meeting in January

#### GENERAL MEETING

- Conference Room on 1/28/25 or 1/30/25

#### RESERVE PROJECTS

- Tree Trimming / Removal
- Asphalt Repairs / Sealcoating
- Grading (Buildings E and F)
- Catch Basin / Storm Drain Cleaning

ADJOURNMENT: 6:14 PM

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#### MEETING SCHEDULE

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#### BOARD MEETING

Date: January 15, 2025  
Time: 4:00 PM  
Location: Zoom Meeting  
Hosted By: Jill A. Cubba (MCM)  
Meeting ID: 382 500 8753

#### GENERAL MEETING:

Date: January 28, 2025  
Time: 6:00 PM  
Location: Zoom Meeting  
Hosted By: Jill A. Cubba (MCM)  
Meeting ID: 382 500 8753