

Franklin Valley Homeowners Association – September 13th 2022 Agenda

Meeting held at Melissa's house, Tuesday September 13th, 2022 at 7:00pm.

Board members in attendance:

Residents in attendance:

Meeting called to order:

Operatorial Overview: Board members to review day of the week for meeting that is best for all included.

Key Topics:

1. Residence requests:

- Missing info on the other homeowner who attended that wanted a fence. (Will input from last recorded meeting)
- √ July 12th Homeowner, Phil Angelo, and his wife had a fence request for 5230 S. Pebblecreek Rd.
 - The request for a fence was amended from the original plans and is now within the guidelines.
 - Officially approved on July 21st. Final approval has been recorded and sent via email.
 - Board approval votes to date: Melissa, Denise, Jeff, Monica, Matt, Greg, and Graeme
- √ July 19th Homeowner, Rahanna LoDico, requested the HOA rules and bylaws to install solar panel install at 5281 S. Pebblecreek Rd.
 - Response sent July 20th noting that here is nothing in the HOA bylaws that govern solar installs. However, they will need to follow the township's rules.

2. Residence Issues:

- It appears that the split rails are replaced on Middlebelt 7230 Stonebrook. Thoughts on future communications?
- Gregory recommends to put forth a proposal to fix split rail fence on Middlebelt. Their landscaping looks rather nice, but the fence does not. It is not completely assembled (disintegrated pieces for sure). We should fix that or allocated X dollars for more fencing. Let's say to fix that section is 800, we give some company 3 grand (made up numbers) to fix that and what they can.

3. Budgets - I finally had a moment to look at the budgets and I am a bit lost. Nothing is lining up for me, so I probably just have older versions I am comparing to. The previous budget passed out at the last meeting said we had 179 paid and this one says only 38 houses are paid this year. Is it typically this low year to year? We have 186 homes not

paid?! I would like to request the full budget from 2021 to 2022 please so I can understand better. Thanks so much for helping me get up to speed on these.

- Review budgets to date (Monika to provide the yearly overview, and review) can we add this to a google document for transparency and legacy?
- Due increase was approved by 5% to cover financial shortcomings and expected capital expenditures. Document votes captured.
- Suggestion was made that last 4 years of financial data be included with HOA invoice.
- Delinquent Dues: We have A LOT! Let's address
 - Can we see a copy of the list of homeowners that had delinquent numbers, but the home sales made them current? I don't see that anyplace.
 - Where is the budget tracker housed? Is it a google doc? Can it be? It is hard for me to reflected month by month.
- Next steps: Continue the conversation regarding nonpayment of dues and potential actions against residents not paying.
 - Review current list of debit and sales of homes.
 - How are we notifying people of past dues? What is the language and how often?
 - Do we have a way for homeowners to pay digitally? Let's discuss.

4. Property management:

- Split Rail
 - Monika will solicit bids., estimate is around \$6K for work required based on previous bid Jeff received
 - Monika's husband has a recommendation and will submit a bid
 - Where else can we source a bid? Other subdivisions?
- Roads
 - Monika sent out notes asking about the importance of this in the neighborhood (It was requested that we include someone else from the board on these notes)
 - Township came by and filled major potholes in July
- Landscaping
 - Landscaping issues were expressed, and plan was discussed to contact Frank & Mike and work with them regarding expectations of service.
 - Next Steps: Landscaping - keep an eye out for other possibilities in the near future (Bid request example sent by Jeff for refence)
- Damaged sign removal/ Rebuild
 - The damaged sign has been removed from the bricks.
 - Next Steps: Decide on a replacement strategy and gather bids for repair or re-build

5. Social Events

- Ice-cream Social
 - Date and time are approved for Friday September 16th from 6:30 – 7:30 location, Coldspring Ct.

- Received confirmation we will have an ice-cream truck from Monika. Thanks Monika! Please share the contact info so we can document this yearly.
 - Our neighbor, Jen Zafra, recommended also having cotton candy. I like this idea for any children who may be lactose intolerant.
 - Next Steps/Thoughts
 - Document the cost and the contact information for the board to have in the future.
 - Can we ask for lactose free options for children? Do we want to get the quote from Jen on having a cotton candy machine?
 - What do we need to communicate to the neighborhood with details?
 - Jeff is ordered signs to post at the subdivision entrances.
 - Matt, thank you for managing social.
 - Melissa to pay vendor the \$500 check the day of the event. **Monika to bring the check to this meeting. (two signature rule?)**
 - Halloween
 - Trunk or treat? Jen and Monika have ideas, would love to include some others in the neighborhood who love the holiday! What is the next step?
- 6. Digital Communications: Review who updates this and what the process is.
 - Community management: To be managed by Matt who volunteered to help keep messaging consistent and timely. Thanks Matt!
 - **Need a password document**
 - **Content management calendar**
 - Facebook: Contacts and process
 - Do we have the right moderator?
 - Do we want to link up a to an Instagram?
 - Website: contacts and process
 - Minutes & financial data to now be available as of June 2022 on website, this will take place in the future but will take a little extra time due to backend setup of server
 - Entrance signs on North Pebblecreek which is in the most disrepair, was adjusted so that the broken sign was removed leaving only the bricks.
- 7. Board Updates/requests
 - Brainstorm:
 - Welcome letter from Melissa for board review. Would like to put this up on the website and send along with the approved questionnaire
 - Survey: Draft develop by Melissa and distributed for Board review and input in July
 - What questions on the proposed questionnaire should include references to the budget? Please advise.

- Next Steps: If questioner is approved, we will need estimate cost for mailing and help with survey monkey integration into the website.
- Would like to create a welcome package and letter for those moving into our area. Retroactive for those who moved in over the last few years.
 - Idea for the welcome package include:
 - Welcome letter from the HOA with a brief history of the area, and the contact information of the Board with examples of when to reach out to us.
 - Custom Franklin Valley coffee mug
 - Magnet with a list of references including our HOA communities, the Township website, the parks and rec website
 - A request to add their information into an updated Directory
 - A copy of the Architectural Guidelines
 - A newsletter format of important “did you know” information including important info such as dues/budget information. When to reach out to your HOA.
 - A revised copy of the survey

MISC:

Neighborhood news:

- Kristina Millman-Rinaldi lives in Franklin Valley. <https://thejewishnews.com/2022/09/08/a-mitzvah-for-the-dogs-the-jewish-community-has-embraced-the-work-of-detroit-dog-rescue-slated-to-open-a-new-facility-this-fall/>

Possible options for vendors: Can we start a vendor sheet on google docs?

- Cornerstone custom brick (Masonry) 248.870.3252
- Roger Wechsler - The cost to do the 3 signs on Middlebelt, depending on the final configuration is going to run about \$17,000.00 each. Maybe we could do a special assessment to the homeowners.

Contact info: Roger Wechsler. 7247 Riverstone Rd. West Bloomfield, MI 48322. Office: 248-538-5555. Cell: 248-563-7890

Board Details for reference: 9 members | 5 of 4 votes indicate a majority.

Board Officers:

2022 President - Melissa Schreiber

Vice President - Greg King

2021 Treasurer - Monika Czartoryjski

Secretary - Graeme Turner

Board Members at Large:

Former President | Denise Goodwin

Jeff Kowalsky

Greg Knick

Matt Gonderinger

Former Treasurer | Theresa Rankins