

Franklin Valley Association – March 2023 Meeting Minutes

Meeting held at Monika's House

Date & Time: Monday March 27th, 2023 at 7:00pm.

Board members in attendance: Monika, Matt, Melissa

Total residents in attendance: Two residents expressed interest in attending

Called to order at 7:06 by Melissa

Residents in Attendance: Requests | Issues

Intros to the residents in attendance:

Jamie - Moved in March

Author - Moved in November |

Jamie is building a fence - pulled permits / City approved it / Needs Board approval | Has already invested money so has a largest expense for the fence | it is 6ft and not shadowboxed | plastic

Author is also building a fence and has a permit for Vinyl 6 ft. not shadowboxed. They have already ordered this.

The neighbors' homes are back to back together. They are both sending a request to the board for the fence via email. **Board to vote via email since we don't have a majority in the room.**

Notes on future communications: We need to make sure that we communicate our HOA guidelines and information to new homeowners. One way is that the seller agent in the neighborhood has the architectural guidelines.

Operatorial Overview:

- Approval of last month's minutes: **Board to vote via email since we don't have a majority in the room.**
- Next meeting date Monday, April 24th Matt will host | Melissa to host in May | Monika has reserved Warner Middle School for the second weekend in June 13th
- Melissa changed status with township (Sent in updated form) In the future - Melissa has sent updated contact information to the Township and to send a copy of the master deed moving forward * I will also write a recap on why we have architectural guidelines for the website (Great idea Matt!)

Old Business

- What happens when someone builds a fence out of code. Can we notify the title company that the fence is against the master deed?
- Discussing paying Luke & Paul for landscaping this coming year, Jeff will review the quote we received.
 - Can we consider three bids for such a large contract?
 - Monika to reach out and negotiate
 - Monika to reach out to someone in the area
 - Matt to post on Facebook asking for recommendations

New Business | Key Topics:

- Budgets
 - Review Treasurer's report. **Board to vote via email since we don't have a majority in the room.**
 - Pay online option is activated through Venmo code that is linked to the board's e-mail and Monika's phone number. The bank is now linked.
- Property management (Split Rail | Snow Plow | Landscaping | Damaged sign removal/ Rebuild | Road commission potholes)
 - Split rail fence Middle belt and 14 mile?
 - Under \$17K brick repair/ Silicone | Melissa to send request for bids
 - Requested a quote to remove branches on the island from storm | Todd Kieth Company 1970 | Todd's Contact info is 313.982.24.59
Toddkeith257@yahoo.com
- Social Events:
 - Proposing a new date for ice cream social (Thursday)
 - Possible holiday decorating contest (Prizes)
 - Garage Sale: A day in the summer? Take out an ad in the paper | Scroll list serve email | Signs in preparation
- Digital Communications:
 - Financial reports are being posted by Matt monthly
 - Website: contacts and process
 - Resident, Bonnie L, Request to publish disclosure that explains the title process and fees online. Eg. If you are looking to request a title report, please email the treasurer. Please note that the charge will be \$150.
 - Fence Language (In the Master Deed)
 - Annual Meeting - Second Tuesday of June
 1. Send out a newsletter ahead of time
 2. Agenda
 3. Introduction to the board
 4. Year in review

Motioned to adjourn meeting 8:39 by Melissa

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

Board Officers:

(2022 – 2023) President - Melissa Schreiber
Vice President - Greg King
(2021 -2023) Treasurer - Monika Czartoryjski
Secretary - Graeme Turner

Board Members at Large:

(Leading Digital Media 2022) Matt Gonderinger
(Former President 2010-2022)- Denise Goodwin
Jeff Kowalsky
Greg Knick
(Former Treasurer 2009 - 2021) Theresa Rankins