

## Franklin Valley Association – June 2023 Meeting minutes

Meeting held at Warner Middle School Tuesday June 13th, 2023 at 6:00pm.

Board members in attendance: Graeme Turner, Greg King, Matt Gonderinger, Monika Czartoryjski, Greg Knick, Melissa Schreiber, Brennan Tanner

1 total resident in attendance

Meeting called to order by Graeme at 6:13PM

President Melissa introduces the board, starting with herself. Vice President Greg King introduced himself resident since 2010. Monica, current Treasurer been with the board since 2012, Graeme board member since 2013 current Secretary. Introductions with Board members at large starting with Denise Goodwin, resident since 1999, long serving president. Jeff Kowaski received a gift basket in recognition of YEARS of service. Greg Knick introduced himself next. Theresa Rankins (former Tresurer). Matt Gonderinger introduction. Brennan Tanner introduced himself, was voted in as last meeting to fill in the vacancy left by Jeff's Retirement.

Introduction of new residents, home on brookridge, home on Coldspring Court as well.

Melissa wanted to recognize neighbor Stephanie who was kind enough to water the South PebbleCreek entrance because the current water sprinkler system is broken.

Melissa mentioned the new signs and the new website worked on my Matt and the attempt by the board to be as transparent as possible.

Monika reviews the budget, also reviewing her job, mentioned there have been 30 sold homes this past year and the work related to sending along the homes 'current' on payments.

Mentioned that we have Venmo as a payment option, requesting 3% addition per payment.

Greg Knick has taken over for multiple tasks Jeff was responsible for. Discussed the process for RFP's and choosing the vendors who service our community; for landscaping maintenance, fence repair, and getting quotes for snow plowing. Mentioned that the sprinkler company needs to come out and it's taking longer than expected. Points of concern are sprinkler at South Pebblecreek entrance and Coldspring Quote which both have broken sprinkler issues.

Jeff mentioned possible street sweeping would be nice

Melissa is discussing the North Pebble Creek entrance sign that needed to have the breaking signage removed.

Jeff was positive about the landscaping this current season.

South Pebble Creek resident mentions that there is a lot of mess along 14 mile road and potential options. Resident makes an offer to put her name down as a person willing to clean up.

Resident has a request about the difference from last year to this new year's budget. Greg Knick explained that the bids we received for landscaping were all up and down the range. Greg King also mentioned that we've been fortunate to have had 'cheap' vendors in past years but that came with service that was inline with that price. We've now had market normalization shock in the higher cost

More senior resident has a recommendation that we put together a President letter, 2 pages that sends out the contact information and also asked that we send out more information.

Melissa has started discussing the Board Website. A resident mentioned that when reaching out to the Township that they didn't know who our contact was. Matt is currently running the website and the facebook page. Monica suggests that we place a link to code enforcement with WB Township

Sue Goldsmith also mentioned how great the little 'green book' was way back when with the contact info of your neighbors.

Melissa is discussing the newsletter and whether we should include it with the annual dues notice when it goes off.

Matt discussed the rules of fences as they are understood and what township rules and HOA architectural guidelines. That the board overall is going to not allow a 6 foot fence. Dennis / Melissa discussed that we'll discuss their fence after the meeting.

Greg King is discussing roads, 2 previous attempts to redo the roads, a couple questions from the neighbors regarding total cost and difference between corner homes and others. Greg went on to discuss the difference between living in a city and a township. He discussed that the board wants to send notifications to gauge interest in road repair. Resident suggests we have a 'town hall' to discuss the roads, Melissa says we'll take that under.

Melissa and Denise discuss voting for a new board.

New potential members at large: Chistine Browder and Patrick West

Greg King 2nd, all in favor of attendance

Melissa motions that officers all stay the same except for Greg King who is now resigning and all in attendance move to accept.

Melissa wants to thank everyone for attending and has free kid cones from Sweet Spots owner for people in attendance.

Open floor to walk in items

Questions about ice cream social and when it should happen, likely to occur in the fall after the kids go back to school

Melissa motions to dismiss, Greg 2nd, all in favor. Meeting adjourned at 8:03PM

Post meeting HOA Board met with Homeowner Dennis in the hallway. Dennis agreed to pay for the copy and sending out the architectural guidelines for all residents in the subdivision for payment in his failure for receive approval of his fence.