

Franklin Valley Association Board meeting December 6, 2023

- Meeting called to order at 7:20 pm
- Monika, Greg, Patrick, Matt, Melissa, Brennan in attendance (location: Melissa's house)
- Residents have requested to live-stream the meetings -- consider this proposal for meetings starting in 2024
- Minutes for September & October to be reviewed and voted on for approval by e-mail
- Board members are encouraged to send bios to Matt for website
- Melissa is drafting a newsletter for 2024
 - Write a list of accomplishments from 2023 (for next annual meeting) -- June to June
- Board members should verify contact information on Google Drive
- Develop member-at-large roles
 - Monika would like to retire as treasurer in June
 - Monika is willing to help out the new treasurer for awhile and possibly serve as a member-at-large
 - Possibly divide treasurer's responsibilities to reduce workload
 - Send out a call to residents that we are looking for a new treasurer
 - Brennan is willing to take over as treasurer if needed
- Budget & dues discussions & updates from Monika
 - Monika has been sending out invoices for past due homeowners every month, but is holding off on December
 - Monika has shared information about MSHDA with a few residents
 - Link to be included on future invoices & posted on the website
 - July budget was previously voted on by e-mail
 - Resident S.P. -- inquiry about whether she owes 35\$
 - We have only a written record of checks received from residents, the amount, and the date deposited
 - Greg will check with bank to see if there is a record of check images
 - S.P. sent a check for \$185 for this year
 - May have sent \$115 from year before when dues were increased to \$150, thus \$185 this year for \$35 past due
 - May have actually sent \$150 from year before and thus overpaid by \$35 for this year
 - Brennan motions to provide S.P. with credit/refund for \$35, Monika seconded (with amendment that we wait to see what Greg can find with the bank)
 - Board voted to approve
 - Monika's update:
 - Electric bill paid for October & November
 - Adult & youth activities
 - Reimbursement to Monika for Halloween
 - Christine has submitted receipts for her reimbursement
 - Total: \$425 (a large portion of which was the screen)
 - \$1200 water bill (4 account numbers for the islands & entrances)
 - \$20 annual report fees
 - Postage charges are for sending out invoices
 - Greg sent the bill to Monika for the fence repair

- Bill was almost double because the repair was more extensive than quoted
 - \$2185
 - They did a good job and were responsive
 - Patrick proposed additional privacy considerations for monthly budgets posted on the website
 - Melissa motioned to approve the budget, Monika seconded, board voted to approve
- Maintenance & repair (Greg)
 - Greg has met with contractor for sign repair -- quote expected after the holidays
 - 14 Mile signs are in good condition and need cleaning and maybe a coat of paint & polyurethane on the letters
 - Greg would like to get additional quotes
 - A quote from a few years ago was 17k\$ per sign to completely tear down and rebuild
 - Brennan advocated a quarterly clean-up/maintenance day involving board members & residents
 - Feedback re: landscaper has been positive
 - Greg will talk to them about next year -- try to keep the price the same and include a mid-summer cleanup (valued at ~1k\$)
 - Patrick proposed forming a subcommittee for sign repair due to the high cost
 - Perhaps Jeff & Denise could share expertise
 - Brennan proposed having a small dues increase or having a one-time fee to help cover the costs
 - President Melissa will appoint a committee for signs due to the high cost and to be able to devote more time to the issue
 - Send out a call to residents to include additional residents
 - Matt will post on Facebook
 - Plan to have the first meeting in January/February
 - Snowplowing: the board voted in favor of Greenscapes
 - They were the most expensive quote but did a good job last year
 - Sprinkler winterization has been done but we haven't received the invoice yet
 - Township shuts off the water too
- Other items
 - Signs
 - Buy 1 more sign -- currently we have 5
 - Ten Hill is not part of the subdivision
 - Melissa motioned, Monika seconded, board voted to approve
 - Get more usage out of the signs
 - Website, etc.
 - Storage
 - Do we need a shed or storage space for the projector screen, signs, etc.?
 - Mailing of architectural guidelines
 - Include with newsletter
 - End of January/early February
 - Consider getting locks for signs
 - Halloween follow-up
 - Considering improvements for next year:

- Having help set up an hour early is necessary
- More clarification about who is bringing what and when
- We do need a rain plan
- Need to have board members present in case issues arise (e.g., rain)
 - Have shifts
- Start planning in June
 - Christine is happy to help with event planning if ice cream social is in spring and Halloween is in October and planning is in advance
- Fences
 - Schedule another committee meeting for January
- Meeting concluded with a summary of action items for board members
- Meeting ended at 9:04 pm