

Franklin Valley HOA Meeting Minutes

Date: April 9, 2026

Time Called to Order: 7:09 PM

Meeting called to order at 7:09 – Quorum confirmed – Matt, Melissa, Noelle, Christine, Patrick, Theresa, Greg

Community Requests

- ---- ValleyBrook Fence –
 - o Request to replace 4ft wood privacy fence with a semi-private 4ft vinyl fence
 - o Approved by the board via email and response sent out

Budgets

- Last month's budget was approved with the addition of sub category line items for:
 - o Capital improvements – entrance signs
 - o Insurance cost increases
 - o Welcome gifts
- Capital improvements for \$5,900 was for payment for the signs
 - o This was off of the fall quote, the company caught it and no action is required at this time.
- \$175 for winterization of the sprinklers
- \$578 for communications
 - o TBD – Bags, Newsletter, Microsoft office subscription?
- Will confirm budgets with Monika at next meeting
 - o Questions or revisions can be sent via email

Newsletter

- Included information on raising dues, percentage of households paid, etc.
- Newsletter was not printed for board members as a cost saving measure given we all have an electronic copy

Increase in Dues

- Ballots must be returned within two weeks of that mailing
- Need to determine what our stay afloat number is and what the number would be if we would like to prevent raising dues again in 2 years

- Consensus is to aim for the larger number, increasing the dues in 2 years
- Considerations
 - Cost of diesel fuel is rising, will likely impact the prices for contracted work for the
 - Anticipating that water will rise this year and continue to rise in subsequent years
 - Landscaping has increased 30% over the last two years
 - \$60 increase would allow us to cover the capital improvements and not be at a deficit if we do not work on the other signs for another 2 years
 - Consensus is that it is not enough to cover inflation of other expenses
 - Average dues for HOA are \$375/mo in the state of Michigan
 - Most expenditures have increased at 33% every 3 years
 - The equivalent would be a \$70 increase in dues
- Rationale needs to be posted to the website to supplement what has already been communicated in the newsletter
 - “If you would like more information please ...”
 - Consider including a QR code to the website
 - Newsletter to be posted to the website
- Board increase
 - \$75 – Noelle and Theresa
 - \$100 – Greg, Christine, Melissa, Matt
- Process
 - Mail notice with a return postcard
 - Return postcard to have prepaid postage addressed to Monikas house
 - Matt to start working on a postcard
 - Black and white design to save costs on printing
 - Goal – communication to be ready to send by next meeting, May 4th

Insurance

- Not sure that we carrying a liability umbrella to protect the HOA board members
- Greg to take our policy and have his insurance contact review to confirm our liability coverage and what is the limitations of that coverage

Roads

- There was a recent post on next door addressing the roads
 - 5 residents responded that they’d be willing to help
- Patrick will speak to the roads at the annual meeting

- Will get a new rough estimate based on tonnage

Ice Cream Social – Friday, May 15th

- Monika's house
- 5:30 PM to 7:30 PM
- Refreshments
 - Water
 - Juice
 - Ice Cream
 - Nut free options
 - Dairy free options
 - Hot Dogs – confirm with Monika
 - Chips
 - Sam's Club carries
- Helping hands
 - Set up – Greg, Monika, Matt
 - Breakdown – Melissa, Matt
 - Tables – Greg, Melissa, Noelle
 - Coolers – Greg & Christine
 - Chairs
 - Benches – Greg
 - Folding Chairs - Noelle
 - Shopping
 - Melissa – Costco
 - Water
 - Juice
 - Ice cream
 - Hot Dogs
 - Buns
 - Noelle – Sam's Club
 - Chips – Plain Lays
 - Christine & Melissa to check the inventory to determine what's needed on napkins, plates, etc.
 - To be confirmed at next meeting
 - Ketchup
 - Mustard
 - Hand sanitizer

- Wipes
- Foil

Contracts

- Sprinklers are scheduled to be turned on May 18th
- Need to have backflow testing done which requires a licensed plumber
 - Greg to speak with the sprinkler company to see if they have someone licensed for this

Next HOA Meeting

- Monday, May 4th

Meeting called to close at 8:42

Follow ups

- Work on due increase communication – Matt
- Send our insurance policy for review on the liability coverage – Greg
- Send invite for next meeting – Matt
- Mail Newsletter – Noelle
- Post Newsletter to website – Matt
- New rough estimate for roads based on tonnage – Patrick
- Update neighborhood signs to promote ice cream social – Melissa and Matt