

Franklin Valley HOA Meeting Minutes

Date: May 4, 2026

Time Called to Order: 7:10 PM

Welcome & Opening Remarks

- Meeting called to order at 7:10 PM.
 - Members in attendance – Greg, Noelle, Matt, Christine, Melissa
 - Melissa welcomed attendees and shared personal updates regarding family health challenges.
 - Reminder to board members to text or follow up directly if important HOA communications are missed.
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Capital Improvements & Grounds Updates

Entrance Improvements

- Work has officially begun on the North Pebble Creek entrance
- Roger may attend the next HOA meeting to provide a formal project update.
- Discussion began regarding future planning for improvements to the south entrance and the need to begin budgeting for long-term enhancements.

Fence Repairs

- Fence repair work is expected to begin around May 15.
- Additional fence posts and rails may be required beyond the original quote.
- HOA board agreed to review and approve any necessary additions once identified.

Sprinkler System & Backflow Testing

- Sprinklers scheduled to be turned on May 18.
- Township confirmed backflow testing can occur after water activation and noted auditing will not occur until end of June.
- Three quotes were reviewed for testing services.
- Recommendation made to move forward with the lowest-cost vendor due to strong reviews and responsiveness.
- If there are repairs that need to be done, the company turning on the sprinklers will be able to complete the repairs, he is a licensed plumber

Tree Branch Removal

- Resident notified HOA regarding branches hanging over fencing.
 - While in the air it is the resident's responsibility, once the branch falls it is the HOA's responsibility. Proposed to share the cost with the resident.
 - HOA approved shared cost arrangement:
 - HOA contribution: \$225
 - Resident contribution: \$100
 - Amezola Tree Service scheduled for May 19 between 2–4 PM.
 - Vendor selected based on previous positive experience and competitive pricing.
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Neighborhood Maintenance Discussion

Street Sweeping

- Street sweeping has been recommended by a resident twice.
- Estimated cost approximately \$600.
- Mixed opinions shared:
 - Some felt sweeping was unnecessary at this time.
 - Others noted it may help remove gravel and debris buildup.
- Decision:
 - No immediate action.
 - HOA will revisit if debris accumulation increases or after major storms.
 - Additional quote may still be requested for reference.

Landscaping & Flowers

- Landscaping cleanup and mulch installation completed successfully.
 - Positive feedback received.
- Discussion held regarding seasonal flower planting at subdivision entrances.
- Key considerations:
 - Irrigation availability limited to select areas.
 - Deer-resistant flowers recommended.
 - Concern about maintenance costs and deer damage.
- Action Items:
 - Request flower recommendations and pricing options from landscaping vendor.
 - Explore vendor-preferred plant options and cost-effective solutions.

Pothole Patching

- Greg King patched potholes at the Brookridge entrance

- Board agrees to reimburse him for patching
 - Matt to follow up with Greg on cost of materials
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Neighbor & Property Concerns

Office Building / Hair Salon Activity

- Ongoing concerns discussed regarding activity behind neighboring office building near 14 Mile and Middlebelt:
 - Late-night noise
 - Garbage and vape pens thrown over walls
 - Trespassing and loitering
 - Hypodermic needles and debris found in yards
- Board member attended township zoning hearing regarding new salon tenant and raised neighborhood concerns.
- Property owner was contacted and meeting scheduled to discuss ongoing issues.
- Residents encouraged to report continued disturbances when necessary.

Cul-de-Sac Cleanup Recognition

- Jamie recognized for volunteering significant time cleaning up neighborhood landscaping near cul-de-sac.
 - Board expressed appreciation for community involvement and beautification efforts.
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Communications & Newsletter

HOA Newsletter Feedback

- Positive feedback received from multiple residents regarding the HOA newsletter.
- Residents appreciated receiving community communication updates.
- One clarification noted:
 - QR code for dues payment caused minor confusion for some residents.
- Discussion held regarding future newsletters:
 - Potential plan for Spring and Fall editions.
 - Fall version may be abbreviated and include Halloween event promotion and snowplowing quotes if available in time.

Website

- Bios – Patrick and Theresa bios to be added, Brennan to be removed
 - Matt to follow up
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Annual Meeting Planning

Annual Meeting

- Annual meeting confirmed for:
 - **June 9 at 6:00 PM**
- Melissa will draft and circulate agenda in advance using a shared Google Doc for collaboration.
- Board to send Melissa constitution adjustments for proposal at the June meeting
 - Melissa to check with Denise for any pitfalls
 - Melissa to check with Patrick on his updates regarding roads

Meeting Materials

- Discussion held regarding materials to print for residents:
 - Agendas
 - Budgets
 - HOA governing documents for new residents
- Library printing option discussed as cost-effective solution.

HOA Signs

- One neighborhood sign had been turned around or repositioned.
 - Melissa will inspect and adjust signage placement.
 - Discussion held about potentially locking signs to prevent movement or damage.
 - Greg to bring Melissa locks for review
 - Cable or chain may need to be purchased
 - Three signs can easily be locked
 - Several signs need glue repairs
 - Greg has glue, no need to purchase
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Sponsorship & Community Partnerships

Local Business Outreach

- Board discussed inviting new Johnny's Market ownership team to participate in HOA events.
 - Possibility discussed for:
 - Coupons
 - Snacks or desserts for annual meeting
 - Community introductions
 - Positive feedback shared regarding new ownership and planned updates to the store and restaurant space.
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HOA Governance & Documents Discussion

Architectural Review & Resident Requests

- Board discussed procedures for handling resident improvement requests including:
 - Fences
 - Porches
 - Sheds
 - Solar panels
- Current process:
 - Residents submit requests or attend meetings.
 - Board reviews requests collectively and votes when exceptions are needed.
 - If fences are installed without board approval, a letter will be drafted with board alignment on the position.
 - If desired change is not included in the architectural guidelines, we let the resident know the HOA has no decision rights and they should check with the township for proper permitting.
- Clarified:
 - Township approvals govern many exterior structure issues.
 - HOA primarily addresses items specifically covered within governing documents.

HOA Constitution & Bylaws Review

- Board reviewed concerns regarding outdated HOA Constitution language including:
 - Election timing – election for officers should be done in April
 - Historically these have always been held at the annual meeting which gives residents the opportunity to get involved
 - Dues amounts
 - Governance procedures
- Discussion held regarding:
 - Difference between Constitution and Bylaws

- Need for updated language to reflect current practices
 - Dues
 - Elections
 - Timing of annual meeting
 - Two members of the same household holding position on the board
 - Gender recognition
 - Action Items:
 - Board members to email suggested updates or concerns.
 - Denise may be invited to future meeting to help clarify legal/governance considerations.
 - Potential resident discussion planned for June annual meeting.
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Board Participation & Elections

Future Board Participation

- Open discussion held regarding board succession and volunteer participation.
 - Concerns raised regarding:
 - Long-term volunteer burnout
 - Difficulty recruiting new board members
 - Increasing workload for existing volunteers
 - Board discussed need to:
 - Clearly communicate open positions at annual meeting
 - Define responsibilities more specifically
 - Encourage new resident participation
 - Current position openings and sentiment
 - Monika to retire – Treasure position open
 - Could consider remaining on the board as a member at large
 - Melissa to retire – President position open
 - Would like to remain on the board as a member at large
 - Greg would be willing to give up his position if we have enough interest
 - Noelle, Christine and Matt to remain in their current positions
 - Need to confirm with Patrick and Theresa on whether or not they plan to remain on the board
 - Member at large position remains open
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Ice Cream Social

Event Promotion

- Update and monitor neighborhood signs for the Ice Cream Social.
- After the Ice Cream Social, reuse signage materials to promote the June 9 Annual Meeting.

Welcome & Community Engagement

- Invite newer residents and neighbors who recently participated in neighborhood clean-up efforts.
- Potentially invite the new owners of Johnny's Market to attend and introduce themselves to residents.

Food & Refreshments

- Follow up with Johnny's Market regarding possible:
 - Snack donations
 - Dessert trays
 - Coupons or welcome items for residents
 - Monica to follow up on obtaining Happy's Pizza coupons.
 - Group consensus – no hot dogs, pizza instead
 - Shopping
 - Monika
 - Ice Cream
 - Pizza (Happy's) – 6 pizzas (3 cheese, 3 pepperoni)
 - Noelle
 - Water
 - Chips
 - Melissa
 - Honest Juice from Costco
 - Setup Committee – Greg, Noelle, Christine
 - Break Down Committee – Melissa, Monika
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Budget & Treasury

Budget Review

- Newsletter costs have been reimbursed and added to the budet
- No invoices have been received for the landscaping
- First payment for the sign repair was on last mont's budget
- Monika to make revisions to display where we are in the red for capital improvements with line items broken out as discussed in prior meetings

- Vote to approve – Melissa, Matt, Greg, Christine, Noelle

Dues

- Received several advanced payments for dues as a result of the newsletter
 - Checks to be deposited end of June.
 - Monika has followed up with the residents who have paid in advance.
 - Will not be relected until the July budget
- Due increase mailing
 - Need to be mailed out by the 16th
 - Monika to drop off the mailing labels to Noelle's this weekend
 - \$0.61 for post card stamps, 4x6 is the target for a post card stamp
 - Do not include homeowners names – "resident of"
 - Use Monika's address as the return address
 - Noelle has envelopes remaining from the newsletter

Additional Notes

- Domain renewal confirmed completed.

Meeting adjourned at 9:11 PM