

BLAIRE MEADOWS HOA BOARD MEETING MINUTES

Location: Biggby Coffee New Baltimore

Date: 11/7/2019

Time: 7:00 PM

Facilitator: Rick Rowley

Agenda Items

1. Maintenance Quotes
2. Holiday Lighting
3. Entrance Improvement
4. Sheds
5. Open Discussion

In attendance: Rick Rowley, Dave Wilcox, Martha Powers, and Resident Louie Genarri

Excused: Barb Mocerri, Kathy Smith, Chris Davies, Jeneene Jacque

Line Item 1 Maintenance Quotes

Review, discuss, and choose the maintenance company for the 2020 season.

Resident Louie Genarri in attendance for this meeting as he graciously created the quote package utilized and expressed interest in listening how this board conducts business. BMHOA received only two quotes out of the seven originally mailed. Mr. Genarri had informed us all were contacted by phone prior to the mailing and surprised, as we all were, that only two replied. The two that did reply stated they are not interested in a ten-day cutting and were encouraged by Rick to submit the usual weekly cutting prices. Quotes were very similar in price making this decision that much harder due to history with ADW. All agreed that the hand weeding costs have got to come to an end. Once again Rick expressing the importance of having the groundskeepers responsible for this throughout the growing season. Twice a year simply does not work. Both Dave and Martha agree with this as the weeding should become minimal year after year. Rick to speak with both landscapers as to what plans they may have to make this work. Rick also to find out if Big Lakes is willing for resident discounts on private cutting if selected. Selection of contractor currently not possible without a majority vote.

Owner: Board **Status:** Tabled (Majority not present)

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Line Item 2 Holiday Lighting

Holiday lighting discussed as to what our hopes are for this coming season. With the costs of this project being high for the 2017 season those present decided to focus on the lower portion of plantings for light décor only for this year. Trees not to be lit and perhaps the opportunity presents itself to add these for next years celebration. Dave will speak to ADW regarding more lights, costs, and ideas on how to decorate giving all an entrance to be proud of. To avoid “crunch time” of decorating Dave will present his findings and all will be notified by email seeking a vote in this matter. This increases our chances of display soon after Thanksgiving.

Owner: Dave **Status:** In the works

Line Item 3 Entrance Improvement

Discussion once again returned to that of the entranceway as Mr. Genarri had made mention of the woodchips always in the street after hard rains. He had stated that he had the same issue at his home and began using premium, triple shredded” hardwood material thus solving this problem. The infamous crown in that island allows the larger pieces to float down to the curb. Dave had mentioned that perhaps the “S” shaped hedges can be removed, and island reconfigured in some way to make it more appealing. Rick stated in the past a landscaper had submitted plans for the entrance and would see if those are still available to share with board members since at least three are relatively new to these positions.

Martha had mentioned that while decorating for fall the material in the signs has gotten to the point of not even being able to hold a nail. This is something we have talked about for some time now and Rick stated he may have an old quote to share just so we may see the potential cost involved with this project.

Owner: Board **Chair:** Kathy **Status:** Ongoing

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Line Item 4 Sheds and By-Laws

Prior communication from Martha pertaining to three residents having a shed on their properties. Clear violation of what our by-laws state no doubt. The issue here is there are no ramifications written in the by-laws if one chooses to ignore this rule. Example: Don't pay dues, you lose the right to vote, lien can be placed with interest and legal fees added on. Trailer in driveway, township called and they sticker the property with a timeframe to comply or face a monetary fine. Might be as simple as placing a lien on property until that resident complies but this may require the by-laws to have this verbiage added to them. This would require a vote by membership as mandated by our by-laws.

Dave mentioned that this does need to be looked at and by-laws changed to prevent any further sheds and fences if someone goes that route.

Rick will speak with our attorney once again about this and see what he suggests. Rick did mention, "I'm a believer in not kicking a sleeping dog" and "Not sure I have it in me to take this on"

Owner: Board **Status:** Ongoing

Line Item 5 Open discussion

None currently.

Meeting adjourned at 8:15 PM