

Minutes

Blaire Meadows Homeowners Association Annual Meeting

Date/Time

October 9, 2024, at 7:00pm

Location

Chesterfield Township Fire Station; 23 Mile & Baker

Meeting called to order by

Stephen C. Johnston, interim president

In attendance

- Interim President: Stephen Johnston**
- Treasure Mary Carrol**
- Secretary: Jenene Jacques
- Trustees:
 - Louie Gennardi**
 - Dave May
 - Chris Davies**

Also Present:

- Attorney: Andre Laubach

Excused:

- Vice President: Kathy Smith**

Meeting Agenda:

- Meeting called to order by the President.
- Introductions of board members
- Approval of minutes from the previous meeting
 - Motion to approve by Mary Carrol.
 - Motion seconded by Holly G.
 - No objections.
- Review of Financial Statement by Treasurer, Mary Carrol.
 - 97% of residents are up to date on annual dues.
 - 2 homes have liens placed on them.
 - Motion to approve by Stephen Johnston
 - Motion seconded by Holly G.
 - No objections.

- Old Business:

- Report from Trustee, Louie Gennardi – Louie gave a presentation regarding the grounds maintenance and expenses related.
 - Currently we have three contracts: Lawn Mowing (including upkeep of front entrance), Fertilization, and Snow Removal.
 - 4th contact a- needed - water meter install/removal.
 - Cutting done weekly.
 - Fertilizing is done four times a year.
 - Only one company responded for snow removal for 2023-2024 season.
- Discussion on Remodeling of Signs at Front Entrance:
 - We may repair or replace and go with something new. Because of cost, it is not in the present budget and money needs to be saved or a special assessment approved. Place on hold for now.
 - President, Stephen Johnston, asked for any residents to form a committee for signage. No residents responded.
- Christmas Decorating:
 - Trustee, Chris Daviess volunteered. He will post on Facebook when helpers are needed and when the decorating will occur.

- New Business:

- Thank you to Holly G. for heading up the 2023 yard sale.
- Raising Annual Dues: Dues are being increased by \$25 due to increased costs of the association.
- Revisit of signage repair/remodel and remodeling of the entryway island
 - Placed on hold for now; not in budget and will revisit later.
- 2025 Bylaw (Declarations) Renewal
 - Attorney Andre Laubach introduced himself.
 - He is present at the meeting to interpret the Bylaws and is neutral to the association.
 - The association officially operates under the Declarations of Restrictions. These restrictions run through 02/02/2025.
 - They automatically renew at the end of the 30 years (02/02/2025), which was when the HOA was started. They would then renew every 10 years thereafter.
 - Andre explained that under Section 2:0, any changes to the Bylaws would need a vote to take place to see if 51% of owners want to amend the 10-year provision.
 - A Motion was made to amend Section 2:0 of the Bylaws to change the timeline from a 10-year automatic renewal to allow amendments to be made annually.
 - Motion made by Holly G.
 - Motion seconded by Chris Daviess.
 - No objections.

- Voting Committee to be formed to support voter participation.
 - Committee to put together information and wording for proposed ballot to amend timeline.
 - It will then be submitted to the board for approval before mailing to residents.
 - Trustee, Chris Daviess to Chair the committee, Kara, Holly G, and Joe Reno agreed to join the committee.
 - Discussion on how the vote should take place, such as mailing, in person at a location, or door to door.

- Open Floor:
 - Treasurer Mary Carrol is resigning the position effective 11/15/2024.
 - A notice will be posted on Facebook and signage at the front entrance for position to be filled.
 - If there are no resident volunteers, we may have to outsource to an accounting company.

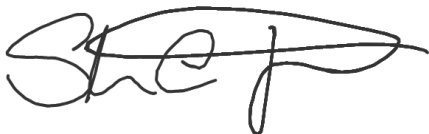
 - Motion to form architectural committee - specifically dog runs.
 - Motion made by Joe Reno,
 - Motion seconded by Holly G.
 - President, Stephen Johnston to serve as board members on committee with Joe Reno agreeing to join (Board member Dave May also will serve on the committee)

 - All residents present introduced themselves.

 - Motion to adjourn at 8:00 PM.
 - Made by Stephen Johnston.
 - Seconded by Jenene Jacques.

Minutes transcribed and signed in real time by, Secretary, Jenene Jacques.

Minutes typed, edited, and signed by President, Stephen Johnston.



Stephen C Johnston

November 12, 2024

** At a separate meeting of the Homeowner Association Board, President, John Carroll, Vice President, Kathy Smith, Treasurer, Mary Carroll, and Trustee, Louie Gennardi notified the board of their resignation.

Stephen C. Johnston was nominated to serve as Interim President following the resignation of former president John Carroll.

Chris Daviess was nominated to serve as the Interim Vice President following the resignation of Kathy Smith