**BLAIRE MEADOWS HOA BOARD MEETING MINUTES**

**Location: CHTFD**

**Date: September 12, 2023**

**Time: 7:00PM**

**Facilitator: John Carroll**

Type of Meeting: Annual Board Meeting

Meeting Facilitator: John Carroll

Invitees: Kathy, Mary, Dave, Louie, Chris (Jenene excused)

1. Call to order
2. Approval of minutes
3. Review of latest financials
4. Old Business:
* Signs for 2023 an issue…..$$ Need to save for them
* Thank you to Holly Gee for hosting event in the park Fall/2022 & the 2023 Annual Garage Sale: organizing it, securing permit & advertising.
* Please utilize the email address for the Board when addressing questions/concerns. blairemeadowshoa@gmail.com Messenger on FB is NOT always checked.
1. New Business:
* Bylaws
* Commons Maintenance (Tree trimming/cutting down)
* Christmas Decorations
* Meeting Month
1. Louie, Chairperson of Grounds Maintenance and Contracts
2. Open floor
3. Adjourn

**\***In attendance: John, Kathy, Mary, Louie, Dave & Chris. Jenene excused

**Line Item 1:** Call to order

Meeting called to order 7:00 PM Member introduced themselves.

**Line Item 2:** Approval of minutes.

Minutes from 9-13-2022 Annual Meeting approved by the board. No questions/concerns.

**Line Item 3:** Review of latest financials

The treasurer, Mary, went over the financials. The current financial spreadsheet was available to all attendees.

**Line Item 4:** Old Business

**\***Signs up front: Signs are deteriorating. We received estimates to replace them, estimates range between $6000 & $10,000 to replace them. John Carroll is volunteering to fix the signs by sanding, repainting & seal them until we have the finances saved to replace them. Our yearly budget for the entire year is $10,000.

 \*John thanked Holly for hosting the events she chaired in the Fall of 2022. Holly also organized the 2023 Annual Garage Sale for the residents of Blaire Meadows. John also encouraged residents to utilize the commons area for parties and such. John also asked residents to utilize the BMHOA email address, blairemeadowshoa@gmail.com, with questions and concerns that come up. Please do not use Facebook messenger.

**Line Item 5:** New Business

\***Bylaws**: On the Blaire Meadows webpage (blairemeadows.com), there was a condensed/re-written version of the Declaration of Covenants and Restrictions (DCR’s) labeled “Bylaws”. Kathy Smith went to Macomb Michigan Register of Deeds to obtain the latest legal copy of the DCR’s that was registered. She found that the DCR’s latest version was registered with MI Macomb Register of Deeds on November 15, 1994, and processed by them on February 2, 1995. The condensed/re-written, and not legal “bylaws” were removed from the webpage. The DCR’s are the fundamental governing documents of the HOA. The registered DCR’s (bylaws) have always been on our webpage on the Governance page as Declaration of Covenents & Restrictions.

\***Commons Maintenance**: Chairperson of Grounds Maintenance & Contracts, Louie took the floor. There was correspondence from a resident regarding a dying tree in the commons area. Louie contacted tree companies to see if the tree could be saved. The tree was too far gone & needed to be cut down. There were also issues with several trees in the commons. Two additional trees were diseased. Louie put out 10 bids for tree companies, of which 6 companies bid on. We contracted with R. Rambo Tree Service to cut down 3 trees & stump them, trim the remaining 16 trees. Work will start on September 18, 2023. Louie, as Chairperson will continue to oversee the contracts & maintenance, working with the board. This avoids any confusion with contracted companies, answering to one person verses multiple people. Louie is in constant contact with the president of BMHOA, who in turn is in contact with the BMHOA board members.

\***Christmas Decorations**: Chris has agreed to head a committee to put up and take down Christmas decorations. BMHOA already has the decorations. Decorations can be put up prior to Thanksgiving, turned off at the beginning of the New Year, and taken down by February 1st, weather permitting. Chris is looking for volunteers to decorate the front entrance. If there are no volunteers, no decorations/lighting will be put up for the Christmas Holidays. There were a few who voiced they would volunteer with Chris. Please get with Chris personally, or via the blairemeadowshoa@gmail.com email address. John will forward all volunteer information to Chris.

\***Meeting Month**: Board asked to keep the Annual BMHOA meeting in the month of September. No one objected. The Annual BMHOA meetings will be held yearly in the month of September from here on out.

\***Open Floor**:

\*A resident spoke about the voting process, and she wants to make a change with the way the voting process works. She said she feels that the voting process is stacked and makes it impossible for change to happen. Holly made a motion to amend the way the voting process works, then tabled it for discussion.

\*A resident asked how the bylaws get enforced? He stated A “for instance” businesses being ran within the sub & commercial/business vehicles parked on streets and in driveways. Another resident stated there are inconsistencies with DCR (bylaw) enforcement. John stated that the BMHOA Board does not enforce DCR’s that fall under Chesterfield Ordinances, that it’s the resident’s responsibility. We do enforce DCR’s that are not Chesterfield ordinances ie; fences, above ground pools, sheds, non-payment of dues etc., they are all listed in the DCR.

\*Another resident gave a scenario regarding putting up a shed, and asked what the Board would do if he did, even after obtaining a permit from the Township. John stated that he would go to Chesterfield and ask why they gave the resident the permit when out DCR’s state the “bylaw” was not amended to allow a shed. Chesterfield would then have you take it down. The same resident asked what the Board is doing regarding existing sheds. John advised him that letters have been sent out to homeowner(s) in violation. Homeowner(s) have not complied. John stated that we have a new HOA attorney that specializes in HOA’s, and we will ask the attorney what our HOA can do legally to have the shed(s) removed since the letter(s) were ignored by the resident(s).

\*Attendees at the meeting were talking back and forth regarding amending the bylaws as a whole, and to re-write them. It was discussed during a portion towards the end of the meeting, back & forth by some attendees that they felt the DCR’s were outdated & want to see them updated. John advised attendees that he would seek the advice of our attorney, as we are unsure that the bylaws can be amended & rewritten as a whole.

**\*\***An attendee made a motion, and it was seconded to amend a portion of the DCR (bylaw) 2.0. The motion made: That it is no longer the 67% - 2/3 of the homeowners of the rule of vote in Blaire Meadows, to only the majority of homeowners who cast their vote. For example: if 10 homeowners “choose” to vote on any amendment of a DCR (bylaw), and the outcome is 6 homeowners vote “yes” to amend and 4 vote “no”, the “yes” vote will win by a “majority” vote. This means that the remaining homeowners who chose not to vote MUST abide by ANY amendment of a DCR (bylaw). This motion was tabled until meeting with the attorney and calling a Special Meeting with the attorney present.

\*Because the above motion was tabled pending a special meeting, an attendee made a motion for fences, and it was seconded. This motion was made with the clear understanding that if the above-mentioned tabled motion should go through after the Special Meeting with the attorney, the “Fence” motion must be tabled until next year’s annual meeting.

Meeting recorded for minute purposes due to Jenene’s absence

Respectfully submitted by V.P., Kathy Smith on 10-2-2023