

Franklin Woods Association Annual Meeting Minutes

October 7, 2013 -- 7:30 PM

Attendees: Ernie and Ellen Skuta, Julian and Frannie Greenebaum, Betsy Matthews, Dorie Shwedel, Mark Picklo, Katie and Bob Emerine, Ron Strote, Andy Matuszynski, Connie and Joe Kenty, Fadl Badredding, Fern and Brian Kepes, David Nordstrom, Marie Cooney, Odette Jones, Rod Myers, PJ McAmis, Holly Drimby, Jeff Gunsberg, Tera Varde, Don and Marilyn Skipworth, Meta Frances, Jim and Cheryl McIlhon, Stefan Korcek, Mark Klein, Pat and Jeff Plopa, Allen Wolf, Seiko Yee, Stephan Korcek, Esther and Henry Krystal, Lavon Cook (40 attendees).

Call to Order: Meeting called to order at 7:50 PM by President, PJ McAmis at the home of Allen Wolf and Mandy Garver

Township Supervisor: Leo Savoie, Bloomfield Township Supervisor attended the meeting. He made a short presentation and then took questions. First he addressed road repaving. 90% of the roads in the Township need replacing. That would cost \$200 million. If a neighborhood wants its roads replaced, they have to pay for it with a special assessment district. It is rare to find a community that can get more than 51% supporting this. Two areas in Bloomfield did this in the past year. One of them paid about \$9300 per homeowner amortized over 15 years. Many neighborhoods have roads in worse condition than ours. The Township will continue to patch the roads. Working with Brian Kepes, Leo committed to examining what additional repairs the Township can afford to do to our subdivision roads.

Home sale prices are improving. Real estate taxes are capped at 5% or the rate of inflation, whichever is less. The inflation rate this past year was about 1 ½ percent. The Township will need to cut a million to 1.3 million dollars this next year.

The Township is looking at selling pension obligation bonds. We have the highest rating -- AAA. Before 2005 we had defined benefit plans. Now the Township uses defined contribution plans.

In response to a question about road plowing, Brian Kepes (a resident and member of Township Council) indicated that we are top priority for the Township because of our hills.

90 percent of Township revenues are property taxes.

An affiliate of Grand/Sakwa Development has an agreement with Wells Fargo to buy foreclosure rights to the 80-acre Bloomfield Park site.

Leo also discussed development of the properties on the northwest corner of Telegraph and Maple. The Township has received inquiries about various development concepts for individual projects. All would require variances which are unlikely to be granted. Leo favors developing a comprehensive plan that would cover all of the properties -- the old Bally's, the corner gas station, Hogan's, Goldsmith Jewelers, etc.

Introductions: Everyone introduced themselves and indicated how long they have lived in Franklin Woods.

Approval of Minutes of Last Year's Meeting: Betsy Matthews proposed approving the minutes of last year's meeting and Bruce Luria seconded. Approved unanimously.

Old Business

Entrance and Cul-de-sac Maintenance: Otto Hugi handles. Looks wonderful. He does an excellent job. PJ used to do the gardening. Recently, Otto hired someone who is a gardener to maintain the flower beds. This company is doing an excellent job.

Snow Plowing : Ernie Skuta asked why we need extra plowing paid by the Association. Cheryl McIlhon responded that the Township makes sure the school buses can get through. We make sure it is open all the time. We have a hilly neighborhood which makes this especially important.

Website -- www.franklinwoodsmichigan.org: Allen Wolf invited comments on the website and shared the Username and Password for the latest directory online.

Speeding: Cheryl McIlhon arranged to have a speed detection sign installed temporarily on our street at the request of the Board. Sentiment was expressed that it is slowing traffic in the area of the sign but that speeds pick up again further down the road. It was decided to move the sign to Mark Klein's property. We can have the sign until we decide to give it back or there is another request for it.

Suggestions for safety were offered: Always walk against traffic. At night, carry a flashlight.

Concerns were expressed about foliage obscuring the vision of drivers at the intersection of Fairhill and Pickering . Agreed to have KP landscaping talk to the Kleins who own this property and quote the work. The Association would pay to trim back the vegetation once a month during the growing season.

Trash along roadway and in valleys: Concern was expressed about garbage being deliberately thrown out along the roadway. We had a neighborhood clean-up day in the spring. Drew Cameron and the Gunsberg family participated. Jeff Gunsberg indicated that it was fun for his family. We will likely participate again this year in the Bloomfield Township clean-up day and will attempt to get more participants.

Barbara Borden has not cleared the wood chips on her lawn because she was involved in a serious bike-car accident. Jim McIlhon offered to organize a crew to spread the chips for her if Barbara gives us permission and tells us where she wants them. Lavon will ask her and we will do it Saturday or Sunday this week.

To avoid trash blowing out of garbage pails residents were advised to put trash in bags before putting in the garbage pail and not to leave flyers on mailboxes. Residents should be especially careful with foam peanut packing material. Residents needing more recycling bins can call the Dept of Public Works and the trash collectors will deliver them for free.

Residents were advised to be careful about putting checks in outgoing mail. Due to thefts out of mailboxes, it was suggested to do online banking or take checks to the post office.

Architectural committee and approvals: Betsy Matthews -- We have resurrected the architectural committee. Any exterior changes need approval including tree removal if it is more than 6 inches in diameter. Building a shed or any other exterior work requires approval. Julian thanked the person who took down the fence which did not comply with the restrictions.

Liability Insurance: Thanks to the efforts of Lloyd Silberman we now have liability insurance for the Association.

Financial report: Bruce Luria presented the profit and loss statement and budget. No extra expenses this year. We have dues owing going back to at least 2004. Two people didn't pay the special assessment. We never filed a lien. We don't charge a fee or interest for delinquent dues. Allen proposed late fees and interest be on the ballot next year.

More money is allocated for hospitality in this new budget. Our treasury has about \$9,000.

Motion by Mark Picklo to adopt the budget as presented, seconded by Meta Francis. Unanimously adopted.

New business

Road condition and repair: We already discussed.

Restrictions: already covered.

Elections[MG1]: There were no nominations from the floor. The slate of officers and board members were elected by acclamation.

- President: Holly Drimby
- Vice President: Andy Matuszynski
- Treasurer: Bruce Luria
- Secretary: Allen Wolf
- Board members:
 - Katie Emerine
 - Betsy Matthews
 - Cheryl McIlhon
 - Rod Myers
 - Lloyd Silberman
 - Tera Varde

Appointment of Committee Chairs

- Architectural/Property Modification: Betsy Matthews will chair. Meta Francis will be a member.
- Hospitality: Volunteers include: Katie Emerine, Lavon Cook, Allen Wolf, Bruce Luria, Cheryl McIlhon . (Subsequent to the meeting, Odette Jones, Kelli Rosenzweig and Frannie Greenebaum also volunteered)

We will have a Halloween party. Volunteers include: Bruce Luria, Lavon Cook, Katie Emerine, Holly Drimby and Cheryl McIlhon. Cheryl will contact the township about closing off a cul de sac. Holly volunteered the use of her tent.

Patty Myers volunteered to handle welcome baskets.

- Landscape: Otto Hugi will continue to handle
- Roads: Cheryl McIlhon will continue to chair. Andy Matuszynski will be on the committee.
- Book club—Lavon Cook informed the meeting that the book club has about 20 members. She will provide information to email to the general membership about book club.

Volunteer Opportunity/Community Service -- Julian Greenebaum informed the membership about Independent Transportation Network (ITN) -- a volunteer opportunity

and the availability of rides for seniors and the visually impaired. Volunteers provide their own car. The volunteers establish a personal transportation account. You can get those miles back when you need services or you can get 25 cents a mile per occupied mile. In August, they provided over 100 rides. Smart bus is only available during certain hours. ITN is available always. They have a \$1 million liability policy.

Comments from Residents

Solicitors need a permit to go door-to-door. If they don't have one, the police can ticket them.

Lavon Cook provided information on exercise classes for seniors.

Adjourn

Connie Kenty made a motion to adjourn, seconded by Betsy Matthews. The meeting adjourned at approximately 9:45 pm.

Wine, Cheese and Conversation