

Franklin Woods Association Annual Meeting Minutes

December 3, 2014

Attendees: Bruce Luria, Ellen and Lloyd Silberman, Gloria Xiao, Kelly and Andrew Spohn, Omar and Donna Qahwash, Julian Greenebaum, Alan and Donna Kitzens, Ernie and Ellen Skuta, Betsy Matthews, Mark Picklo, Katie Emerine, Connie Kenty, David and Tam Nordstrom, Maria Cooney, Odette Jones, Rod and Patricia Myers, Holly Drimby, Jeff Gunsberg, Dave and Meta Frances, Cheryl McIlhon, Stefan Korcek, Ron and Janet Strote, Stephan Korcek, Lavon Cook, Joe and Sandy Mastromatteo, Steven Newman, Mandy Garver, Allen Wolf, Leo Savoie, Nancy Reed (40 attendees including 2 guests, 26 properties represented).

Call to Order and Welcome - Holly Drimby, President at 7:40 PM

Introductions of First Time Attendees

Report from Township -- Leo Savoie, Township Supervisor

Leo Savoie provided an update on Bloomfield Park development and indicated that the Township will likely be the provider of Police/Fire protection for the entire site on a contractual basis. Mr. Savoie also discussed the issuance of pension fund bonds and the soaring cost of road salt. He then took questions and comments from the audience regarding not scheduling hazardous waste disposal on Jewish holidays, the development of various sites in the community and about trash collection. He indicated that under the new waste hauling contract with Rizzo costs to owners will go up about \$1.40 per quarter and that we will be eligible to receive one large wheeled 65 gallon recycling bin at no cost starting in July 2015. Mr. Savoie then addressed a question regarding the access to Meadow Lake Subdivision. He indicated that the Franklin Woods side had a paper road which does not belong to the property owners but rather to the County. Jeff Gunsberg offered to assist in researching an easement on the Meadow Lake side. The Board committed to looking into the issue and will report back to all property owners. The Spohns offered to provide a copy of the stake survey they had performed. Mr. Savoie advised the Spohns that they could close off the fence opening which enables pedestrians to cross onto their property from Meadow Lake. In response to leaf collection, Mr. Savoie indicated the Township had no plans to provide for vacuuming of leaves at curbside and there appeared to be limited interest in our subdivision for such a universal service. Foreclosures have become very rare in Bloomfield Township.

Approval of Minutes of Last Year's Meeting -- Motion to approve submitted by Meta Francis and seconded by Cheryl McIlhon. Unanimously approved.

Financial Report – Bruce Luria, Treasurer presented the past year’s performance to budget and a budget for the current fiscal year. Motion to approve the proposed budget and Profit and Loss Statement for past year was introduced by Betsy Matthews and seconded by Omar Qahwash. Both approved unanimously. Bruce did not have a cash report to provide but indicated that we had about \$10,000 in cash. There are two vacant homes to the best of Bruce’s knowledge. There are 5-6 homes several years in arrears and liens will be placed. Last year billing notices only went out by email and as a result collections were significantly less than usual. This has been corrected. Maintenance of common properties is our biggest expense item. Dues have been constant at \$125 for about 9 years.

Elections -- There were no nominations from the floor and the slate was approved by unanimous consent.

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

Appointment of Committee Chairs

- o Architectural/Property Modification: Betsy Matthews
- o Hospitality: Patty Myers
- o Landscape: Otto Hugi
- o Roads: Cheryl McIlhon

Snowplowing contract – Cheryl McIlhon, Road Committee Chair, reported that the contract for this year has been once again awarded to Rogers. To obtain a quote for your driveway call his cell at 586-950-9305.

NextDoor – (stonyrivermi.nextdoor.com/join. Use Code : SEUMAR). Nancy Reid who lives in the Stony River section provided an overview of NextDoor, an online community bulletin board. The impetus for launching it in their neighborhood was a few break-ins and an attempted break-in. It is useful for neighborhood communications regarding safety, sharing of information and resources, and the buying and selling of household items. It cannot be used for commercial purposes. Patty Myers indicated that they have had their cars broken into 4 times since 1992. We had one incident in Franklin

Woods this past year involving the theft of 4 wheels and tires from a vehicle parked in a driveway overnight. The NextDoor Stony River site has been expanded to include our subdivision. To participate go to the web address above.

Review of procedure for architectural changes- Betsy Matthews, Chair, reviewed the situations where architectural committee review is required. Any change in the exterior architecture or to any other structures on the property must be submitted. Even color changes to the exterior of the home should be submitted. All trees over 6 inches need prior review. Five board members must approve any modification requests. Contact Betsy at elizamatthews@hotmail.com if you have any questions or need assistance.

Social event planning We have scheduled a couple of events so far. A pool party will be held at Betsy Matthews home the first Saturday in August at 2 pm. We will have another Autumn get together as well to be organized by Holly. Mandy and Allen will host an "Open Succah" on October 4. More details forthcoming. The annual meeting will be held at the Lurias in 2015.

Directory updates and distribution- Allen Wolf indicated that the directory will be distributed by email once completed.

Concerns from members

Homeowners experiencing frequent loss of power from Detroit Edison were advised to demand an investigation every time it happens in order to get the best response.

Mandy and Allen were thanked and the meeting was adjourned at approximately 9:30 pm.

Constitution, Restrictions, Directory and more can be found on our website:

www.franklinwoodsmichigan.org

Username: Resident Password: Pickerwood