

Minutes of the Franklin Woods Association Annual Meeting
October 10, 2012

Attendees: (Will be added later)

Residents gathered at the home of Allen Wolf and Mandy Garver for the Franklin Woods annual subdivision meeting at 7:30 p.m. on Wednesday October 10, 2012. Meeting was called to order at 8:00 p.m. after enjoying refreshments which our president graciously arranged.

Introductions: Each resident in attendance introduced them self, their residence, and the number of years as a subdivision resident. Sue Saxe invited members to consider joining our Franklin Woods Book Club which meets monthly September to June. Faye Starr bid farewell to her neighbors after 44 years as she moves to San Diego.

Welcome of New Residents: Gift baskets were given to the Ernie and Ellen Skuta and Holly Dremby to welcome them to our subdivision. Baskets had wine, snack foods, a directory and copies of our Constitution and Restrictions.

President's Remarks: Everyone was reminded of our constitution and restrictions and encouraged to download them from our new website (www.franklinwoodsmichigan.org). Copies of the directory may be obtained by e-mail from Allen. Hard copies will be provided for those who have no e-mail access. Our president highlighted some of the Association restrictions. Residents were reminded that trees with larger than 6 inch trunks require Association permission before being cut down. Restrictions also exist for any fence facing the street. Check with our Association and Township for compliance before proceeding with fences. Modifications to homes also require approval . The Manino family submitted plans for their addition, but the first house on the north side of Pickering had no approval from our Association. Residents were reminded to avoid putting out garbage and yard waste before Wednesday evening and were encouraged to remove empty cans ASAP to avoid signaling that no one is home. Stopping mail and newspapers when on vacation are also good crime deterrents. If you note newspapers accumulating in a driveway it is a neighborly thing to move them so that they are not visible. Crime has not been a problem but an unoccupied home having an estate sale had a break-in with some silver stolen. Everyone was encouraged to signal speeders in the neighborhood to slow down.

Election of Officers and Board Members: Our constitution calls for a Board of 10. Prior to the meeting, there were 7 volunteers: Rod Myers, Andy Matuszynski, Cheryl McIlhon, Tera Varde and existing officers. At the meeting Julian Greenbaum, Betsy Matthews, and Holly Dremby agreed to serve as the additional 3 board members. The slate of officers presented were: Pres. - PJ McAmis, VP - Allen Wolf, Treasurer - Bruce Luria, Secretary - Allen Wolf. Jerry Klein moved we accept the proposed slate and Susan Saxe seconded . Motion carried by unanimous agreement.

The following Committee Chairs were identified:

Architectural/Property Modification Betsy Matthews (Projects identified usually get signatures of neighbors on either side and a member of the executive board)

Hospitality - Susan Saxe Hopefully past traditions such as cocktail party, Halloween gathering, etc. might be revived.

Landscape - Otto Hugi

Roads - Cheryl Mclihon Snow plowing contract is the most immediate issue for this committee. Since our sub is hilly we are a top Township priority for snow removal on school days. Working residents need roads cleared promptly on all work days. Cheryl will get competitive bids, stipulate removable time and negotiate this year's contract. Ron Rogers and Greg Leone, both of whom have plowed for the subdivision will be asked to bid along with any other suggested vendors. Andy Matuszynski and Allen Wolf will assist. The Franklin Woods Board will have the final decision on the contract. The Road Committee is also responsible to lobby with Township regarding potholes and curbs that require maintenance. The committee was asked to contact the Township on our deteriorating roads. (Post note: There was some discussion as to whether Ron Rogers was still running the business. It was confirmed subsequent to the meeting that Ron Rogers still runs the business.)

Member Concerns: Homeowner Mark Klein agreed to explore trimming some bushes on his property at the corner of Pickering and Fairhill that members felt limited driver's view at this intersection. A speed limit sign in the sub is obstructed, Allen will see that this is corrected. The top of a large pine tree on the Pickering cul de sac is broken, dangling, and needs to be removed. Pine trees on sub property at the entry which was improperly trimmed by a former resident are looking slightly better than last year as other bushes grow. We decided to discontinue pursuit of a Texas bank (holder of foreclosed mortgage) which had previously agreed to pay for the damage but never paid.

Treasurer's Report: Treasurer Bruce Luria had 3 financial reports available for residents. We have 88 homes and collected \$10,175 in dues this past year. There are currently 2-3 vacancies, and a few residents habitually not paying dues. When a home sells the title agent calls and pays outstanding dues from the closing proceeds. Non paying residents are threatened with a property lien. Historically the same people do not pay every year and to date no liens have been put on properties. This year our budget has a surplus since we spent under \$8,000. A surplus is not the norm. Otto Hugi does a super job of getting very competitive bids for work needed. Since we have a surplus one resident suggested spending it and getting new mailboxes for all 88 homes. The members decided to keep the surplus as a resource for unexpected costs, or possibly hospitality events. Members were encouraged to submit ideas to the executive committee. Our treasurer reminded us that our Constitution requires us to keep \$5,000 at all times. Members questioned if our Association had a liability policy. We do not and have not had such a policy. Allen will investigate and bring a proposal to the Board. Costs for such a policy should be less than \$500. The budget will be adjusted accordingly. A Motion to approve the amended budget was made by Jeff Plopa and, Susan Saxe seconded it. Motion passed unanimous.

A few remaining comments:

- PJ McAmis was applauded for keeping the front common property so well kept.
- Residents are reminded it is OK to have garage sale signs posted on the common areas but political signs may only be on private property.
- For any concerns with snow removal, residents are encouraged to call the plowing company directly rather than the road committee chairperson. Our Association pays half of the agreed price when a contract is signed and the remaining half in February so our Association has leverage if performance is substandard. Leoni is cheaper and throws in shoveling sidewalks for individual residents he services but Rogers has had our contract for a longer history. We will be notified if Ron Rogers, Leoni, or another source gets our subdivision's contract.

Adjournment: At 9:35 p.m. Marv Shwedel moved the meeting be adjourned, seconded by Steve Newman. Meeting was adjourned with Esther Krystal expressing thanks to our hosts Allen and Mandy for opening their home and encouraging resident participation. Members lingered to visit and enjoy refreshments.

Respectfully,
Connie Kenty,
Temporary Secretary