

Fox Run Green Homeowners Association

Open Meeting Minutes

Meeting Date: November, 23, 2014

Minutes taken by Secretary – Patty Goldstein

Board Members Present: John VanDerAue, Cheri Nelson, Patty Goldstein, Shannon Flynn, Brad Mann, Paul Savine, Larry Shell, Mustansir Saifuddin, Gayle Lubahn

Others: Barb Manuel- IPM

Call to Order: 7:00 pm

- 1. Welcome and Introduction of Board: John VanDerAue – John thanked everyone for coming and recognized outgoing President Cathy Matthews for her years of service on the Fox Run Green HOA Board.**

John briefly outlined his new Mission Statement:

- 1. A community of cooperation, friendliness and harmony.**
 - 2. A pleasant physical and civic environment with improvements to our Common Areas and internal communications with the homeowners.**
 - 3. Honor the Homeowner’s Association covenants and bylaws for the benefit of all.**
- 2. IPM Report: Barb did not have any new business other than to report that she had received a call from a homeowner about leaves and trees being dumped in the park. The Board discussed what needs to be done to prevent this in future. The season is over; however, reminders should go out again in the spring when mowing season begins.**
- 3. Treasurer’s Report: Gayle reported that she is updating a few line items that have to be explained to her. There were a few formatting questions raised at the Annual Meeting about the Financial Statements which are being addressed. Gayle feels we need more money in reserves. We currently have \$85,000 and the budgeted amount is \$67,000.**

Former Treasurer Mark Parish was present and said in the past there was only one year in which we had an ice storm that we suffered a loss due to downed trees clean up. He expressed that \$75,000 is probably a sufficient amount to keep in reserve.

There were questions about the budget and the approval process, and why the financials are not on the website. The Board stated we will not post our financials on the website due to contractor bidding, confidentiality.

1st Motion: Larry moved that we table approval of the 2014 – 2015 budgets until the Board meets in December. Both Shannon and Brad second the motion. Motion passed.

- 4. Front entrance signs: Brad clarified the status of the front entrance signs. He has been working with both the West Bloomfield Twp. Zoning Board and Code Enforcement**

Departments on sign location and size. The Township wanted us to survey the area of the signs at a cost of \$1500.00 to FRG. The survey on file is a sky survey and the Township wants a land survey. We told them no since the properties were just surveyed.

5. Park Improvements: Shannon has had difficulty getting contractors to respond to his requests due to the fact that the park equipment has to meet commercial grade standards and many contractors don't want to deal with this. He will have more time during his winter break to do more research and make contacts. Park Improvements we are looking into include: a pavilion, a toddler swing, solar powered light (to deter vandalism), new garbage cans and an animal waste receptacle. Residents discussed the size and location of the pavilion.
6. Homeowner Email list: Homeowner Jay Lewis advised us that we might want to investigate further the details of keeping HO email lists. We need to have an "unsubscribe" button on the bottom of all emails. If a homeowner requests to remove their email from the list, it must be done within 10 days or we will be in violation of the "Spam Act" and subject to a 16,000 fine. We also must use an internet service provider. Reasons for emails would be to inform residents of meetings and special events.

John mentioned that IPM uses the site nextdoor.com. Barb does not recall if there is a fee for this service or not. It is a site where neighbors can exchange information, sell items like a classified section, borrow items, and offer their services. It is almost like HO blog.

7. Bayswater Rd Status: Oakland County Road Commission (OCRC) got back to Larry with a cost of \$19,000 per Bayswater household to repair the road. With that cost, the HO's said no to repairs. OCRC will continue to fill and patch and needed and reported to them. Mark Parish did say the corner houses should be discounted, as they already paid for part of Piccadilly to be re-done. We should get an updated price on that.

8. New Business:

- a. TruGreen Contract – Board will discuss and approve before the next meeting.
- b. Common Area Encroachment – John detailed categories as Grassy, Landscape Enhanced and Personal Hardscape. Discussion followed with most homeowners in agreement that all play structures and hardscape must go. The other categories led to more discussion. The Board will make the final decision.
- c. Collecting of Homeowner names and addresses for mailed updates.

Mark Parish brought up the issue of rolling over Fox Run Green Association funds into an account that would be managed by IPM. They do this for other associations they manage, and are better covered for liability in the event of loss, theft, etc. Mark expressed that this was something the prior Board had discussed, but was never implemented. The Board will discuss the pros and cons of doing this at an Executive Meeting.

Meeting adjourned at 8:30 pm

Next Meeting is scheduled for January 18, 2015 7:00 pm at West Bloomfield Parks and Recreation. Homeowner guests are welcome at 7:00, with the Board Meeting immediately following at 8:00.