

Fox Run Green Homeowners Association Annual Meeting
October 29, 2019 – Temple Kol Ami, West Bloomfield, Mi.

Board Members Present: President Charlie Sims, Secretary Salo Korn, Mike Cooper, Larry Greenberg, Mike Morrow, Cheri Nelson, Paul Savine, and John VanDerAue. Also present was Debi Micallef of Independent Property Management. There were approximately 40 homeowners present.

The meeting was called to order by President Charlie Sims who welcomed the homeowners. The board members introduced themselves.

Charlie Sims presented a history of the excessive cost of salting our subdivision streets this past winter. Due to strikes in the industry, the cost of salt increased from 35% to 40% last year. In addition we learned that salt prices will remain about the same for this year. This, coupled with the number of times salt was spread, resulted in an expense equal to half of our budget and a significant withdrawal from our reserve funds. This situation simply could not continue.

In preparing for the upcoming fiscal year, over 12 plowing contractors were contacted and requested to submit bids. The bid request included the options of complete salting of subdivision streets or salting of only the intersections. We received 3 bids. Only two were reasonable and were within 10% of each other. Only Franks (last year's contractor) include the intersection salting option. Therefore we chose Franks as our contractor.

Three proposed budgets were provided. A \$10 dues increase that would allow for a maximum of ten salt applications, A \$65 dues increase that would allow up to 35 salt applications at the subdivision intersections, and a \$115 dues increase that would allow 35 complete salt applications on all subdivision streets.

FRG bylaws require that any increase in dues beyond 5% requires a 67% approval of the homeowners voting either in person or by proxy.

The homeowners present had the following comments:

- Salting only intersections is not sufficient.
- One home owner who lives on a hill on Hammersmith stated that it is dangerous driving down her driveway and then skidding on the street when it is not salted.
- The board should have done a better job controlling the number of saltings last year.
- We should not have retained Franks again this year.
- We should request the county highway department to salt the school bus pickup / drop-off locations. (It was noted that the county may do this but it is often delayed) In spite of this, Janice Vinokurov volunteered to call the county after each snow fall.
- There were complaints that no official budget was presented.
- There were many questions regarding budget details.

The question regarding increasing the dues more than 5% was called. There was a total of 58 votes; 42 yes and 16 no. This was an approval of 72%.

The question about how much the dues should be increased was called. There was again a total of 58 votes; 16 for a \$65 increase and 42 for a \$115. Again this was an approval of 72%.

Charlie Sims then listed the accomplishments for the year.

- Slag was added to the N. Piccadilly Cr. path to Sullivan Park.
- Mulch was added to the tot lot and islands

There are four open positions on the board. Mike Cooper, Charlie Sims, and John VanDerAue have ended their three year terms of service. Charlie and John decided not to run for the board again. Gayle Lubahn has moved to Arizona leaving one year of service. The candidates for three year terms are Mike Cooper, Mark Lipson, and Ryan Burdine. The candidate for the one year term is Janice Vinokurow. There were no other candidates. The candidates were elected by acclamation.

New business was called.

- Pat Baum said that someone dumped old fencing at the Dover Ct. entrance to the pipeline path. She reported it to the police on Sept 27. The incident number is 1917427. It was dumped by people driving a black extended Dodge Ram. The fencing is still there. It was suggested that the police be called by other homeowners.
- John VanDerAue reminded homeowners that new township ordinances preclude the storage of watercraft and campers outdoors between November 1 and March 1.
- Patty Goldstein volunteered to run the ice cream social this summer.
- A final budget will be sent to all homeowners as soon as it is approved.

The meeting adjourned at 8:10

Respectfully Submitted

Salo Korn

Secretary