

# Balmoral Orchards Homeowners Association 2021 Annual Meeting

September, 2021



# Balmoral Orchards - Meeting Agenda

- Neighborhood Business
  - Review/approval of 2020 meeting minutes
  - Treasury/Balance Sheet
  - Dues Status
  - Officer Intro/Election
- Old/New Business
- Township Info
- New Neighbors
- Other Topics

# Balmoral Orchards – Association Balance Sheet

Beginning Balance (1/1/2021)	\$17,220.27
HOA Dues Receipts (includes past due year payments)	\$7,625.00
Expenses	
DTE Energy	(\$245.38)
Lawn Maintenance (half year)	(\$2,000.00)
Fees	(\$24.00)
Miscellaneous (Legal)	(\$250.00)
HOA Insurance	(\$534.59)
Party Reimbursements	(846.46)
Ending Balance: 8/26/20201	\$21,443.78

# Balmoral Orchards – Dues Status

- 56 Members have paid dues in-full (Thank you!)
- 8 Members have unpaid dues.

## – Total Outstanding Dues: (\$1,030)

- Dues notices will be sent in January, 2022 and collected by January 31, 2022.
- After February 28, 2022, all outstanding dues will be assessed a \$25 late fee.

# Balmoral Officers

	Current
President	Peter Rosinski
Vice President	Eric Pearson
Secretary	Carol Pearson
Treasurer	Carlos Guerrero

- Any volunteers interested to assume a Board position?
- Additional volunteers welcome!
  - Social chair
- Motion to approve/reject the current Board?

# Old/New Business

- Social Calendar: Do we proceed for the coming year?
  - Halloween Parade/Party, Balmoral Ladies Holiday Get-Together, Spring/Summer Block Party?
  - New ideas:
    - Food Trucks: Balmoral has hosted twice so far. Interest in continuing? Ideas for types of food truck?
- Roads: Is there interest in repairing our roads?
  - Kirkwood has completed its 3 yr project.
    - Final cost for 170 homes: \$11,457/home (26% below original estimate)
  - Balmoral independent investigation has secured quotes of appr. \$3,000/home (10yr life) and \$5,600/home (20yr life)
    - Culverts, landscape repair, etc. not included
  - More investigation/discussion needed.
  - This topic is raised annually at our POA meetings, but participation is too low to gauge interest.

# Old/New Business

- Luminaries: a success in 20/21 on NY Eve: repeat?



# Old/New Business

- By-laws:
  - The current by-laws can be found on the Balmoral Orchards website.
  - Pending MI state legislation regarding HOA bylaws/restrictions has prompted a review of BOPOA bylaws.
  - New drafts have been prepared and are being reviewed.
  - Revised bylaws would need POA approval, and then be registered with the state.
  - Investigation ongoing.



# Bloomfield Township Ordinance Questions?

## Ordinances and Resolutions

If you have an Ordinance question, complaint or comment, there are several ways to contact the Ordinance Division:

Phone 248-594-2845

Submit a [Form](#) by Fax 248-433-7729

Submit an [Online Form](#) by Email

The Ordinance Division will respond to you as soon as possible.

*<http://www.bloomfieldtwp.org/>*



# New to Balmoral Orchards?

- As a homeowner, you are automatically a member of the BOPOA
- Contact anyone on the Board for help getting acquainted with the neighborhood.
- You are welcome to get involved in our community!



# Other Ideas/Suggestions?!

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- Thanks!

