



BALMORAL ANNUAL MEETING
September 26, 2017 7:00 p.m.
Bloomfield Township Firehouse

Attendance:

Pete Rosinski
Eric Pearson
Carol Pearson
Trudy Hoen
Julie Comer
Bob Biehl
Jonathan Zadoff
Jeri Matice
Keith Dalglish

Being that we are 'off calendar' with our annual meeting per the bylaws, Pete Rosinski agreed to remain as President for this term and going forward from April, 2018 should no one volunteer to take his place at that time. Remaining officers, Eric Pearson as Vice President and Jean Seibold as Treasurer will remain for same term as well. Pete Rosinski will contact Laura Ziegler to find out if she wants to remain as Secretary. Carol Pearson has been assisting her and will assume role of Secretary if Laura does not wish to continue. Kate Nowak will remain as Social Chair. Current Balmoral Board will be viewable on Balmoral web site.

Our bank balance as of 8-31-17 is \$8,705.00. President Rosinski reminded attendees that a large portion of our cushion was taken up by the purchase and installation of our street signs in 2013. 6+ homes have unpaid dues for 2016 totaling \$1,000.00 2017 dues notices have not gone out. Per the by-laws, 2018 dues should be billed in January 2018. Therefore, it was approved that we will combine 2017 and 2018 dues in one billing in December, 2017. Prior notification will go out to each home advising them of this. Past due Dues will be added to this along with a late fee. Julie Comer brought up that she understood there were still outstanding dues from years prior to 2016. P. Rosinski will find out from Jean Seibold. The late fee of \$25.00 was discussed and will remain in effect. It was also discussed what can be done to collect the overdue amounts including liens filed.

The association bylaws have not been updated. Jonathan Zadoff is an attorney and volunteered to review them and make legal changes. These do not have to be filed with any government entity as long as they are made available to all home owners of Balmoral Orchards. A copy of the bylaws was emailed to him by Eric Pearson. J. Zadoff suggested a ballot to all home owners regarding any changes to be made. If



feasible, this ballot can be made available on our new website to facilitate voting by the community at large on key initiatives.

E. Pearson presented a reminder and [video on Emergency Preparedness](#) and what is needed for an emergency kit. Balmoral encourages all neighbors to view the video and make efforts to prepare themselves accordingly.

E. Pearson commented that participation in the annual neighborhood association meeting is and continues to be sparse. An [anonymous survey](#) on the Balmoral website is available to solicit feedback about what is important to homeowners regarding the community.

E. Pearson also encouraged Balmoral Orchards home owners to download and utilize [Nextdoor.com](#) as a useful app for various notifications and contractor references as well as emergency notifications from the Bloomfield Township Police Dept.

The contact information for Bloomfield Township ordinances was provided for questions and resolutions when issues arise in the neighborhood. It was encouraged to talk to your neighbor about situations, but ultimate resolution is handled by Bloomfield Township.

General updates:

It was remarked that we have a large amount of wildlife including deer and skunks, present in greater numbers in our neighborhood and for home owners to be aware.

Cars predominately coming from the Kirkwood subdivision down Hedgewood have been observed speeding and home owners have been reminded to be vigilant with small children.

Our Balmoral home owners' contact information needs to be updated. Trudy Hoen and Julie Comer volunteered to gather this information. E. Pearson provided them with a spreadsheet of the information we have. All residents are encouraged to provide their updated contact details via the door-to-door campaign OR enter their contact info via the Balmoral Orchards web site (balmoralorchards.com)

E. Pearson introduced a new website he created, its cost and uses. It was agreed that we would continue the website and E. Pearson would maintain it as a separate domain off of his existing website to save the monthly cost of a separate domain. J. Zadoff consented that he saw no legal reason this couldn't be done.

P. Rosinski discussed the entryway lighting problems as being bad underground



connections. He will start the process to investigate the costs associated to repair versus possibly using solar lighting to save money. Several lights may simply be burned out.

P. Rosinski will follow up with J. Seibold and Randy Matice as to what Matice Landscaping is contracted to do. What is the subdivision being billed for and what is the frequency of entrance cleanup, lightbulb replacement, etc.

P. Rosinski announced the Halloween Party on October 28th to be held at Kate Nowak's home and the Ladies' Holiday Party that could be held at the Rosinski's home again. T. Hoen indicated that Wendy Borovsky volunteered her home as well for the Ladies' Party. Site to be determined.

Meeting was adjourned at 8:36 p.m.