

BALMORAL ORCHARDS HOMEOWNERS' ASSOCIATION MEETING

October 12, 2022

7:00 p.m

Bloomfield Twp. Public Library

ATTENDANCE: (by signature) Barry Borovsky, Keith Dalglish, Nick DeMarco, Don Smith, Jaime & Jonathan Zadoff, Josh Zeid, John Gieselman, Andrea Ciaravino, Norma Green, Ken Walmsley, Peter Maithel, Jerilyn Matice, Lindsey Zach, Krys Seibold, Carlos Guerrero, Pete Rosinski, Eric Pearson, Carol Pearson

P. Rosinski, President opened the meeting with intro. He also asked if there were any volunteers to serve on the Board. No volunteers were recorded. The current Board members will be staying on in their roles for the coming year.

C. Guerrero provided an update on our current financial situation. We have 7 residences that have not paid their dues. He will be sending out letters to same with the help of E. Pearson. C. Pearson has copies of letters she used in varying degrees of severity from collection efforts she controlled through a previous employer that we expand upon. C. Guerrero advised these 7 residences are chronically late/non-payers every year. P. Rosinski indicated to group that we have limited power to force payment. B. Barovsky asked if we are contacted by Bloomfield Twp when a home is sold and P. Rosinski advised that we are usually contacted by the Title Company and provide clearance if dues have been paid.

J. Zadoff inquired after what the annual budget was and advised that it includes electricity, maintenance of corners, and any social gatherings. This past year there were no social gatherings. Group was advised that no one has volunteered to help out or host the annual Halloween Party and that it is in danger of not taking place. P. Rosinski thanked J. Zeid for hosting last year. C. Pearson indicated that no one person has to take on all functions; someone could volunteer for decoration, another for setup, another for food, etc. P. Rosinski indicated he has secured Matice Landscaping to lead a parade of children with his vintage tractor if we have the party. No volunteers were recorded at meeting.

P. Rosinski announced results from the Walnut Lake Crossing high density apartment complex at Walnut Lake and Inkster. Several members of our subdivision were in attendance at the W. Bloomfield Twp meeting the night before. The W. Bloomfield Planning Commission elected to not recommend the high density project to the W. Bloomfield Board. J. Zadoff challenged P. Rosinski as to why he represented the Balmoral Homeowners Association without the residents voting on it. Mr. Rosinski explained his position to the group.

P. Rosinski indicated what we usually have on the Social Calendar for the neighborhood and that we have nothing set up. We desperately need volunteers to take on the role of Social Chair.

P. Rosinski brought up the road repavement project and reported the results of the survey that was sent out to residents. 47 of the 64 registered property owners responded. A majority of those that responded are interested in exploring the project and what it entails including costs. J. Zadoff questioned the survey and it was explained that it was just to gauge interest and not a vote to proceed. Questions and opinions were given. Barry Borovsky has been designated as the point person to work with the Oakland County Road Commission. He reported that there is a very formal process to follow. Oakland County evaluates the roads at no cost to the subdivision. This process, from voting to completion, is a 3 year process. Further resident voting must take place according to the process. It was agreed that B. Barovsky will continue investigating.

P. Rosinski indicated that the New Years Eve luminaries last year were well received and we will provide the necessary items again this year. C. Pearson will purchase.

P. Rosinski brought up again that our bylaws and restrictions are old and need to be updated based on pending legislation. J. Zadoff suggested we just not register the Association with the County and State.

B. Barovsky requested we look into posting 15 MPH speed limit signs in the neighborhood. The Board will look into the cost.

The meeting was adjourned at 8:55 p.m.