

BALMORAL ORCHARDS HOMEOWNERS' ASSOCIATION MEETING
October 17, 2023
7:00 p.m.

Bloomfield Twp. Fire Station

ATTENDANCE: (by signature) Peter Maithel, Jerilyn Matice, Lindsey Zach, Jenny Gogan, Jonathan Zadoff, Kay Reese, Randy Gavorin , Carlos Guerrero, Pete Rosinski, Leslie Rosinski, Eric Pearson, Carol Pearson

P. Rosinski, President, opened the meeting with introduction of agenda. 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.

P. Rosinski asked to have the minutes from the 2022 meeting approved. Motion was made and the minutes were approved.

P. Rosinski appealed to attendees for the need for a Social Chair. He asked the attendees to think about volunteering and to talk to their neighbors who were not in attendance. Kay Reese offered that the old Halloween parties were not elaborate and small and suggested we try that. However, no one volunteered to host the party this year nor become Social Chair at the meeting.

C. Guerrero provided an update on our current financial situation. Clarification will be made on the postage and lawn maintenance figures. Randy Gavorin commented that there is a deficit based on the figures provided. He also asked if we prepare a budget. P. Rosinski indicated that normally we do not but would take that idea as an action item. C. Guerrero commented that the figure of \$2,200 in delinquent dues is incorrect.

We have 8 residences out of the 64 that have not paid their dues. C. Guerrero indicated that there seems to be the same homeowners every year. P. Rosinski advised that we are usually contacted by the Title Company when a home is sold and provide clearance if dues have been paid.

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 that B. Borovsky, who was earmarking the research, had to step down for personal reasons. We will be slow-walking a bit on the roads, but will continue with the next step which is to approach the township for an engineering study at no cost to our neighborhood.

P. Rosinski indicated that the New Year's Eve luminaries will again be purchased and delivered this year. Please check with your neighbors if they will be out of town and help place theirs on the street.

C. Pearson explained that the Deed Restrictions must be refiled before March of 2024 and that we have engaged the attorney recommended by the UHOA to assist and review. The bylaws do not need to be filed/registered with the county or state. Our attorney has recommended that we file Articles of Incorporation, secure an EIN (Employer Identification Number) from the IRS and apply for non-profit status. Additionally, we have been in a group policy with other HOAs in conjunction with the UHOA. Insurance companies will no longer write up policies like this and we must secure our own. The insurance company also has requested the above filings. C. Pearson will continue on this project. C. Guerrero questioned the two insurance policies needed. C. Pearson explained the two policies as one for the homeowners' association liability and one as Directors Insurance for the Board. The audience concurred.

P. Rosinski introduced the Property Maintenance slide from Bloomfield Township. Discussion ensued on how to deal with a dispute in 3 steps: talk directly to your neighbor concerning your issue, contact this Board and the Board may be able to issue a letter indicating the concern and lastly contact Bloomfield Township. K. Reese indicated she had a neighbor contact her regarding a trash at the curb concern.

Ideas were brought up for the future. C. Guerrero again brought up the idea of planting the same trees on all properties, and planting a grouping along the land off of Walnut Lake and Quarton. R. Gavorin suggested a possible rain garden or planting flowers that attract pollinators. C. Pearson brought up the lack of irrigation issue. J. Zadoff suggested a neighborhood-wide tool shed to share. K. Reese asked for something to be done at the school bus stop on Priory and Hedgewood with the parent's cars parking too close to the corner of the street making it dangerous. She also inquired as to whether we do anything for new neighbors such as providing them subdivision information. P. Rosinski advised that while we do not directly, we do have a website.

The meeting was adjourned at 7:55 p.m.