

BALMORAL ORCHARDS HOMEOWNERS' ASSOCIATION MEETING
SEPTEMBER 28, 2021
ROSINSKI RESIDENCE
6:30 p.m

ATTENDANCE: Barry Borovsky, Andrea Ciaravino, Kate Nowak, Keith Dalgleish, Don Smith, Mandy Ford, Jaime Zadoff, Josh Zeid, Carlo Guerrero, Pete Rosinski, Leslie Rosinski, Eric Pearson, Carol Pearson

P. Rosinski, President opened the meeting with intro. The minutes from the 2020 virtual meeting were approved.

C. Guerrero provided an update on our current financial situation. We have 8 residences that have not paid their dues. He will be sending out letters to same.

C. Guerrero suggested we could plant identical trees on each lot in the subdivision that would help differentiate where our subdivision begins and ends.

P. Rosinski indicated that the subdivision board is not a fixed entity and we are always looking for volunteers. All positions were put out for a volunteer vote, though there were no takers. A motion was approved to continue with the current board.

We are in need of a Social Chairperson. Comments were made about adult events. Pete would like to see 1 anchor event per quarter, but volunteers are needed. There were no takers for the Social Chair position. We have had 2 food trucks in the recent weeks with good results.

J. Zadoff suggested we do an actual introduction of new people who have moved into the subdivision. J. Zeid will take on and announce new families on our private Facebook page. It was also suggested that we provide a gift basket to new couples and a Balmoral card with subdivision information on it.

Discussion continued on an updated name directory. E. Pearson will send out a neighborhood wide email for updated information which will be available.

We will have a Halloween party this year. J. Zeid will chair and K. Nowak will assist as well as the Rosinski's. B. Barovsky will help if he is in town.

P. Rosinski brought up the condition of our roads. J. Zeid has helped provide independent costs. There could be several options to pursue at approximately \$3,000/home for a superficial resurfacing that has a lifespan of 10 years or \$5,600/home for a complete tear out that has a 20 year lifespan. P. Rosinski indicated that the township takes charge of the bid process and questioned whether we would have any control on costs. The process, from voting to

completion, is a 3 year process. It was agreed that P. Rosinski will continue investigating this and B. Barovsky will join him.

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

P. Rosinski brought up that our bylaws and restrictions are old and need to be updated based on pending legislation. J. Zeid has provided an attorney's opinion and J. Zadoff has also provided his legal opinion. We are going to pursue at a minimum cost to have them redone. B. Barovsky volunteered to help.

B. Barovsky would like to remind all that trash pickup is on Thursday. P. Rosinski indicated that trash should not be put out more than 24 hours prior to that date and absolutely not to sit at the curb for a week.

K. Dalgleish wanted to remind all that the culvert under your driveway is your responsibility to keep free of debris. With the amount of rain this year, there are several problems in the sub. B. Barovsky went to the township and they will issue citations if necessary. P. Rosinski will contact the township on the problem on Pebbleshire.

The meeting was adjourned at 7:30 p.m.