**BALMORAL ORCHARDS HOMEOWNERS’ ASSOCIATION MEETING**

**OCTOBER 9, 2018**

Attendance: Pete Rosinski, Bob Biehl, John Duewecki, Jaime Zadoff, Eric Pearson, Carol Pearson

Motion to approve minutes from previous meeting in 2017 approved.

Existing board was officially re-elected to serve.

Jean Siebold was unable to attend and there was no finance report. However, it was observed that lawn maintenance costs are down and a report from Pete Rosinski on 2017/2018 dues collection with 8 houses being unpaid as of this date. Pete will work with Jean on this.

A lien against the property may not be necessary as the mortgage company will check on homeowners dues.

Carol Pearson will pursue Jean Siebold on whether she has HOA insurance policy.

Pete Rosinski reported that the stone work at the entry ways is shifting and needs to be shored up. He will follow up with original installer. The electrical problem with the lighting may be wiring or the timer. He will also check out. We may also try solar lighting as these have improved. Pete will assess and report back.

Discussion on repaving our subdivision streets . Kirkwood is in the process of investigating costs. We must do vote to act on streets, have county engineer assess, another vote on paying for repaving and possible township bond that may be configured based on frontage of home. There is a fine line between the responsibility of the county and township. We may put out on Nextdoor a survey for our association members to respond to. Bob Biehl will contact his brother-in-law who lives in Kirkwood and is a civil engineer.

Jaimie Zadoff agreed to have her husband, Jonathan, give us legal opinion on re-writing and updating our by-laws.

Again, we are encouraging all members to participate in Nextdoor.com.

The deer situation was again discussed.

Reminder of Halloween Party on October 27th. We will have a Ladies’ Holiday party if there is interest.

Reminder of Bloomfield Township’s Open House on October 14th.

Meeting was adjourned at 8:01 p.m.