

BALMORAL ORCHARDS HOMEOWNERS' ASSOCIATION MEETING
SEPTEMBER 24, 2019

Attendance: Pete Rosinski, John Duewecki, Jaime Zadoff, Keith Dalglish, Leandro de Carveliro, Eric Pearson, Carol Pearson

Motion to approve minutes from previous meeting in 2018 approved.

Volunteers were requested to assume board positions. However, existing board was officially re-elected to serve: Pete Rosinski, President; Eric Pearson, Vice President; Jean Siebold, Treasurer and Carol Pearson, Secretary. Pete Rosinski suggested that the Board ask the neighborhood for an official Social Chair.

Jean Siebold was unable to attend but provided her report. The Balance Sheet was reviewed and discussed. There is a total of 9 homeowners who still owe for 2019 with 5 owing for multiple years. Pete Rosinski proposed we draft a demand letter to those who owe for multiple years. Keith Dalglish volunteered to draft. John Duewecki asked if there is anything on dues notice that indicates the consequences. It was also suggested that in the demand letters we indicate hardship wording. Keith Dalglish motioned we proceed with the demand letters and Eric Pearson seconded the motion.

Pete Rosinski reported that the stone work at the entry ways has been corrected by original contractor and a master electrician corrected the lighting issues at 4 entrances. The 5th entrance at Pebbleshire and Quarton has a temporary solar light in place installed by Bob Biehl. To correct the original wiring, we would need to hire a contractor to bore underground and have the lines redone under the street. It was decided that this cost of \$6,000 plus would be too great and it was less expensive to replace the solar lights when the unit burns out. Carol Pearson motioned we continue with solar at this entrance, Keith Dalglish seconded with no one opposing.

Discussion ensued at the suggestion of Trudy Hoen (not present) that we replace the bushes at each entrance. It was decided that the existing bushes were still attractive now that they have been adequately trimmed back and no new bushes would be purchased. Again there was the discussion of the black walnut trees at Pebbleshire and Quarton that prevent us from keeping plants alive near them in addition to the wildlife eating what will grow, the hostas. Leslie Rosinski suggested a hardscape at the west corner of this street, but discussion was tabled for this year.

Discussion again 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 frontal footage of

home or divide evenly amongst the number of homes in the sub. Idea will not be pursued for this year.

A reminder by Pete Rosinski that there are no open fires in Bloomfield Township.

The by-laws are in need of revision and this is in the process.

The neighborhood garage sale has 5 homes interested with one on each street, so the newly purchased outdoor signs will be used to announce it as well as a notice on Nextdoor.com. These signs can be requested by residents for personal use after leaving a deposit.

Area road construction was discussed.

Board encouraged all to download and use the Nextdoor.com app to keep informed.

The wildlife situation was again discussed.

Reminder of Halloween Party on October 26th. We will have a Ladies' Holiday party if there is interest and possibly a Spring Ladies' Party and a Block Party. Pete Rosinski would like to see one event a quarter.

If residents have ordinance questions, they may contact the Bloomfield Township Ordinance Division at 248-594-2845 fax 248-433-7729 or submit the online form on the township's website.

As a homeowner, residents are automatically members of the BOPOA. Contact anyone on the board and you are welcome to get involved.

Meeting was adjourned at 7:55 p.m.