

BALMORAL ORCHARDS HOMEOWNERS' ASSOCIATION VIRTUAL MEETING
OCTOBER 21, 2020
7:00 p.m.

Attendance: Pete Rosinski, Eric Pearson, Carol Pearson, Jean Siebold, Carlos Guerrero, Ariane and Dirk Grunewald

Review of previous meeting from 2019

J. Siebold reviewed balance sheet including expenses and detail for lawn maintenance at end of streets. P. Rosinski has been approached on trimming of bushes and trees and has completed tasks. Other expenses were minimal due to pandemic.

Dues status reviewed. Only 53 households out of 63 have paid dues. P. Rosinski commented that everyone is automatically part of the homeowners' association by owning property in the sub. Outstanding dues are over \$3,000.00 representing approx. 10 households. Certified letters were sent to those homeowners chronically late. It is approximately \$30.00 to file liens against the properties if necessary. E. Pearson advised that he has done some research and our \$125.00 dues are relatively low and fair. We will press forward with collections.

Officer Election: Carlos Guerrero to relieve Jean Siebold as treasurer. P. Rosinski asked if anyone is interested on serving on the board. There were no takers beyond C. Guerrero. Motion to accept C. Guerrero accepted and approved.

Social Chair: P. Rosinski requested anyone's interest in becoming Social Chair. No volunteers came forward. C. Guerrero and C. Pearson will work on it.

Social calendar was discussed. There will not be any Halloween Party or Ladies Holiday Party due to the pandemic. E. Pearson brought up the question on handing out treats on Halloween itself and looking for suggestions. A. Grunewald requested suggestions on how she can handle it. Suggestions were presented by C. Guerrero, P. Rosinski and C. Pearson. Suggestions will be put on our website.

P. Rosinski suggested we consider getting food trucks for the neighborhood. E. Pearson suggested we partner with Kirkwood's food truck activity since we only have 63 homes. C. Guerrero and C. Pearson will investigate.

P. Rosinski again brought up road improvements and the different options available instead of entire road replacement. C. Guerrero will provide concise email on matter as he is being considered as part of Kirkwood's improvement.

J. Zadoff reviewed our existing HOA bylaws. He advised that they are quite out of date and has presented a draft of revised bylaws. P. Rosinski will compare with the area's HOA.

P. Rosinski reminded all of ordinance violations can be taken up at the Bloomfield Township level and info was provided as to how to contact same.

Election resources were provided such as districts, etc. for reference.

P. Rosinski reminded all that you are automatically a member of our HOA and can contact anyone on the Board for help or to volunteer.

Floor was opened for comments or questions and there were no comments presented.

Meeting was concluded at 7:48 p.m.