

BLAIRE MEADOWS ANNUAL TOWNHALL MEETING MINUTES

Location: Blaire Meadows Park
Date: 9/10/2020
Time: 6:30 PM
Facilitator: BMHOA Board

Attendance

Board Members Present:

Rick Rowley (Pres), Dave Wilcox (VP), Martha Powers (Treasurer), Jeneene Jacques (Trustee Interim Secretary), Chris Davies (Trustee). Excused: Barb Mocerri (Secretary), Kathy Smith (Trustee).

Membership Homes Attendance :

A total of four homes represented by resident membership for this meeting.

Agenda Items

- Welcome – Introductions
- Approval of minutes from last meeting
- Open issues
- Finance Review
- Signs and Lamp posts
- Entrance sewer cap
- Christmas lighting
- New business
- Adjournment

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Discussion by Line Item

Meeting opened on time with introduction of Chris Davies as the newest member of this board. Informed all that Jeneene will be acting as interim secretary as our current secretary (Barb Mocer) is on a temporary leave short term.

Minutes from last meeting not available to be read for approval at this time. No objections from either board members or residents.

Status of financials reviewed openly with all and each attendee received a hard copy of this report. Explanation given on the fiscal year running from a May to May time frame. All bills are up to date and paid in full. Treasurer (Martha) gives full explanation of five homeowners in arrearage at this time. Two of these have had liens placed against the residence and are now responsible for late fees, attorney cost, recording of lien with Macomb County Register of Deeds, and costs of getting lien released from MCRD. Multiple attempts to clear this issue have not been communicated from either of these homes leaving no other option. Rick (President) makes mention of budget will now be revised to reflect a savings towards individual future projects. No questions, or concerns brought forth by those in attendance regarding this topic.

Discussion of revision to lamp posts becoming low voltage LED's vs low voltage bulbs brought forth by Rick. Both Dave (Vice President) and Rick held discussions with electrician as this board came to the conclusion to revise these posts and not completely replacing them is in the best interest of the sub. Quotes received at removing post, stripping of electrical components, powder coating these posts, reinstalling components, and reinstalling became too costly to pursue. Painting of these to take place on site with a search of quotes to take place. Ron (Resident) asked if this board had given thought to having Edison installing standard streetlights, as in Country Meadows, thus eliminating these original posts. Answer was no and Dave (VP) made mention of residents may not approve of this as this sub had originally paid, with special assessment, years ago. No further questions, or concerns brought forth by those in attendance regarding this topic.

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Once again Rick had made mention of the signs getting closer to disrepair however still looking good from a distance. Explanation given as this board actively searching for quotes to replace these in the near future. This topic remains ongoing. No questions, or concerns brought forth by those in attendance regarding this topic.

Discussion of collapsing concrete around sewer grate is brought up with residents being informed that Dave (VP) had in fact contacted Macomb County Road Commission in regards to this. Dave actually received a “work-order” for this project and certainly not deemed as a priority project at this time. Blaire Meadows is at the mercy of MCRC and we highly doubt there will be a quick repair of this. No questions or concerns from board or residents.

Rick opened the topic of holiday lighting at the entrance stating once again that having these installed professionally would be no less than 3K with many quotes coming in at this price last year and a couple years before. Chris (Trustee) at this time volunteered to chair this project with Dave (Resident) stepping up as well. Taking this even further was Dave willing to store our purchased décor during the off season. Board has agreed to purchase these lights as we have in the past. Chris will gather info to be shared with board and ask for volunteers when time approaches. All in agreeance with no objections from any in attendance.

Open Floor

Motion made by Don (Resident) to revise by-laws considering above ground pools by means of a vote. Motion seconded by George (Resident).

Motion made by Don (Resident) to revise by-laws considering fences by means of a vote. Motion seconded by George (Resident).

Motion made by Don (Resident) to revise by-laws considering sheds at a maximum size of 10' x 12' by means of a vote. Motion seconded by George (Resident).

Some confusion as Ron (Resident) mentioned that a vote could take place to accept these motions.

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Rick had made it clear of being in “unfamiliar waters” with not knowing proper protocols that are in place and assured all that this board would educate itself so that proper procedures are followed.

All comfortable with this and no new discussions brought forth.

Meeting adjourned at 7:31 PM.