**BLAIRE MEADOWS HOA BOARD MEETING MINUTES**

**Location: CHTFD**

**Date: September 13, 2022**

**Time: 7:00PM**

**Facilitator: Kathy Smith**

**Agenda Items**

1. Call to order

**2.** Approval of Minutes

**3.** Review of latest financials

**4.** Louie, Chairperson of Grounds Maintenance and Contracts

**5.** Eleanor Resignation – Treasurer position open

**6.** New email for BHMOA Board and why. blairemeadowshoa@gmail.com . This email is for residents to contact the board with questions/concerns non-Treasurer related. The Treasurer email is the same, blairemeadows@gmail.com . Web page has been redesigned to reflect them both, and to make it easier for real estate agents, title companies, residents with questions regarding their dues to determine which email to use.

**7.** New Business

**8.** Open floor

 **9.** Adjourned

In attendance: Kathy Smith, Jenene Jacque, Eleanor Stanley, Michelle Parker, Louie Gennari, Dave May and, Chris Davies

**Line Item 1 – Call to order**

Meeting called to order @ 7:05 PM

Board members introduced themselves

**Line Item 2 – Approval of Minutes**

Minutes of previous meeting (11-22-21) approved by the board. No questions/concerns

**Line Item 3 – Review of latest financials**

Treasurer, Eleanor, reviewed latest financials. Current financial spreadsheet was available to all attendees.

**Line Item 4 - Louie, Chairperson of Grounds Maintenance and Contracts**

Trustee, Louie Gennari is the Chairperson for Grounds Maintenance and Contracts. He is the **ONLY** person on the board that communicates with the landscaping, irrigation/any companies that Blaire Meadows contracts out and/or utilizes for any work within the subdivision. This ensures that the contractors: (1) Are doing the work as written in the contracts (2) There is no confusion by contractors answering to multiple board members. Louie follows up with Kathy Smith, and the Treasurer with all communication/concerns/billings when any of the above arises. Kathy in turn will communicate with the board members as needed. Louie had put out bids for the 2022 Landscaping/Grounds Maintenance and Irrigation companies. (1) ADW is the 2022 Landscaping/Grounds Maintenance company. This entails grass cutting, weeding, edging, and laying mulch in the commons/front entrance as needed. ADW also does the Spring and Fall clean-up for commons area and front entrance. (2) Macomb Irrigation is currently under contract for the 2022 season. They are responsible for the installation and removal of the meter at the front entrance, providing a licensed plumber and contacting Chesterfield DPW. All must be present as a backflow test MUST be done upon installation of the meter. They are also responsible for turning on the sprinklers, blowing them out in the fall, replace and/or repair sprinkler heads.

If anyone within the sub notices any issues/concerns with our contractors and or the sprinkler system/sprinkler heads, please contact the board of directors at:

blairemeadowshoa@gmail.com . Kathy will forward the email directly to Louie so any/all issues can be resolved in a timely manner.

Louie is in the process of getting 2022/2023 bids out for the snow removal for the sidewalk at the front entrance and the sidewalks into the commons from Gillies Rd and Lillian Rd.

**Line Item 5 - Eleanor Resignation – Treasurer position open**

Eleanor Stanley has asked to step down from the Treasurer position for personal reasons and has given her resignation.

Kathy read the qualifications as posted on Facebook to the attendees, and stated that out of 100 households, no one had inquired about the position. Kathy stated that if no resident within our subdivision wanted to step up and take the position, the board would have no other alternative than to outsource the position to a company.

\*\*Please note, as of 10-1-2022, Mary Carroll has taken the Treasurer position. Welcome aboard and thank you!

**Line Item 6 – New Email to contact the Board of Directors/Blaire Meadows**

The email address to contact the Board of Directors had to be changed. The old email address was any tied to our former president, Rick Rowley’s Comcast account. Please note: The treasurer’s email address has NOT changed.

To contact us regarding questions and/or concerns non-treasurer related, please use:

blairemeadowshoa@gmail.com

Any dues related questions by residents, real estate companies, title companies, please use: blairemeadows@gmail.com . Again, this email address remains the same.

Our web page, blairemeadows.org, has been redesigned to reflect both email addresses and to make it much easier for real estate, title companies and residents to navigate to the correct email.

**Line Item 7 - New Business**

**\*\*** A resident, who wishes to remain anonymous, stepped up and volunteered to give our message board at the front entrance a little TLC. This sign board has weathered many seasons and is ready for a refresh. The only cost to the HOA is for the paint, plexiglass, and hinges. Thank you VERY much!

**\*\*** Kathy brought up the commons area. She read her FB post regarding the area and reminded the attendees that every resident owns 1/100th of the commons and it’s there for all residents to enjoy. It can be used for private parties, camping, etc. Reminded everyone that there is no electricity or running water in that area. We ask that residents contact the HOA board so we’re aware of the activity. Also asked for volunteers to head up picnics in the park, Halloween party…activities that all residents can go to. The HOA would fund certain things, ie; pop, water, hotdogs, buns, candy…just depends on the activity that’s planned. Please contact the board to volunteer. A resident talked about chairing a movie night. Stay tuned.

\*\* Plan for budgeting in place for replacement of the Blaire Meadows signs at the front entrance/exit. The middle of each sign is deteriorating and needs to be replaced. We will keep the residents updated on this. We would like to see this work completed in 2023. Also, the repairs of the lights and light poles. We’ve had several outages at the front. Louie is investigating this.

**Line Item 8 – Open Floor**

**\*\*** Resident read a letter regarding several incidences of their family dog being attacked by a neighbor’s dog. The resident’s dog was in their backyard and on a lead. Resident knows we had a proposal and vote for fences, which lost. Resident inquired as to when this could be brought up again. She was advised that it could not be brought up as an amendment to the bylaws for 2 years from the last vote. Also let the resident know that this is a Chesterfield Ordinance issue, and to contact them. Resident, being newer to the neighborhood, is trying to work with the neighbor to resolve the issue.

\*\* Resident addressed lack of yield and/or stop signs within our subdivision and spoke about the speeding cars, some using our sub as a cut through to their residing subdivision(s). Advised resident to contact Macomb County Road Commission (MCRC). Resident also asked about possibly getting a petition going, gathering signatures within the sub, and presenting it to the MCRC. Resident was also advised that a visit or call to Chesterfield Traffic Enforcement for advice on speeding matter, possibly getting a speed monitor in the sub. Trustee Chris Davies said he would also call MCRC.

\*\* Resident requested that weeds be sprayed with weed killer in the street cracks surrounding the front entrance island. Resident stated while island looks great, the weeds are an eyesore. Louie looking into this as part of ADW’s responsibilities.

\*\* Resident requested that BMHOA create an email/text list to notify residents in Blaire Meadows of meetings, decorating volunteers needed, etc. around our sub. Chris Davies and resident are heading this up. More coming on this. Please continue to check the BMHOA Facebook page for updates.

\*\* Kathy Smith recognized Dave & Sandy Gier for heading up the annual Blaire Meadows garage sale(s) again this year. From placing flyers and putting up signs in the area, to collecting names/addresses and getting the permit at the township office. Thank you for all you’ve done to help residents share their “treasures”!!

\*\* Kathy Smith thanked everyone for coming and sharing great ideas! Told attendees it was great to see new faces & that the attendance was the highest it’s been for an annual meeting.

**Line item 8 – Adjourned**

Closing remarks and meeting adjourned at 8:07 PM

Minutes taken by Jenene Jacques, Secretary

Respectfully submitted by Kathy Smith, President, BMHOA

10/06/2022