

**Board of Directors
Sunflower Village Homes Association**

**GENERAL BOARD MEETING in person and ZOOM
Wednesday, April 21, 2021 AT 7:00 PM**

Members: Pres. Jeff Barszcz, Vice Pres. Bob Parker, Treas. Chuck Lang, Asst. Treas. Melissa Lichtman, Sec. Pam Turek, Dir. Barbara Carson, Dir. Gretchen Harrington, Dir. Khalil Kandah, Dir. Bill Meeks, Dir. Patrick Mulcahy, and Dir. Mary Waxer-Leto

Present: Jeff Barszcz, Chuck Lang, Barbara Carson (on Zoom), Gretchen Harrington (on Zoom), Khalil Kandah (on Zoom), Melissa Lichtman, Bill Meeks, Bob Parker, Pam Turek, and Mary Waxer-Leto

Absent: Patrick Mulchy

Also Present: Beth Myers (General Manager), Dorothy Pape (Asst. General Manager), and Ken Zakalowski (Maintenance Manager)

Meeting called to Order by: Jeff Barszcz at 7:01pm

HOMEOWNERS: There were no homeowners attending in person.

HOMEOWNERS ON ZOOM: 6 homeowners attended via Zoom.

Nate Rebeck, Dave Low, Miranda and Jim Rysdorp, Susan Schumacher, Mohamed Elhady, Hussien Elhady

Request for the board: When on Zoom the homeowner needs to be recognized before speaking.

Emails sent to Office for Board to answer:

1) Nancy Muglia requested assistance to get residents to sweep the crumbling streets.

Response: A board member will contact her with suggestions.

2) Rich Downing asked: "Several meetings ago I asked President Jeff Barszcz to start an inquiry into why I was left off the ballot for the 2021 board of directors. Please discuss this during the open forum and have a board member reply with an update or answer."

Response: 1. This was already addressed in previous emails.

2. This individual requested to be appointed to an open board position via email. The board had already filled all open seats/positions.

3. A request was received via email to be added to the ballot but it was received after the deadline had passed, and no bio was submitted. Since this has been responded to in Open Forum and there will not be any further discussion.

GENERAL MEETING:

APPROVE MINUTES: March 17, 2021 Board Meeting Minutes. Motion made by: Bob Parker, Supported by: Mary Waxer-Leto. All in favor: Motion Passed

Abstain: Chuck Lang

REPORTS

A. President

Nothing at this time

B. General Manage

1. Clubhouse remains closed for rentals. Cub scouts and one Daisy Troop met one time each without issues.

3. Coming Events:

May 13 thru 15 - Spring Garage Sale

May 4 – Lifeguard Orientation

May 12 - Swim Lesson sign-up - Hanford Clubhouse at 6:00 PM

May 22-23 – Pool work days (Lifeguard staff)

May 25 – Lifeguard training

May 29 - Pools Open at Noon

July 12 – Children’s Pool Party

July 19 – Preteen Pool Party

4. 2021 Dues

1,605 (95.4%) have paid their 2021 dues. 1,586 homeowners (94.2%) paid their dues as of this time last year.

As of April 1, 90 homeowners are not fully paid. 65 owe \$305.00, 12 of the unpaid lots are on payment plans, 6 homeowners are on attorney payment plans or currently involved in lien process, 6 homeowners have paid the \$270 for their dues but owe a late fee. 1 is exempt. (3 homeowners are 2 years in arrears and will be receiving the lien warning letter in June if payment is not received.)

Notices with the second late fee added were sent out on April 2.

5. Lifeguard interviews have been completed. We have hired nine new lifeguards for this season. Pools will be open from 1-9 p.m. Swim lessons are now \$60/\$65 late fee and fee will be \$5/child for the pool parties.

6. Bids for snow removal have been sent out to nine companies.

7. Cathedral Directories is still running behind and will be printing our directory in August.

C. Maintenance

Work Completed at Hanford Clubhouse:

- Completed monthly preventive maintenance and weekly check of the clubhouse.
- Reset outdoor light timers due to power failure.
- Set up an inspection with Hartford Steam Boiler for both clubhouse pool heaters.
- Removed solar heater system conduit from pump room.
- Opened tennis court.
- Ran new phone lines from the kitchen and lifeguard room to office closet punch block. Phones are now connected to the Comcast phone system.
- Ran new network cable from lifeguard room to office router to tie in lifeguard camera recorder.

- Removed trees and weeds from Weathersfield culvert area due to tree root damage.

Work completed at Gainsborough Clubhouse:

- Completed monthly preventive maintenance and weekly check of the clubhouse.
- Opened Pickleball court.
- Repaired vandalized fence at the NW corner of the pickleball court. (Seven bolts were removed from the corner brackets.) Planning to purchase necessary parts and repair the fence.
- CintAs installed and tested a new fire alarm panel and replaced two heat sensors in the men's and women's utility rooms.

Gainsborough Floor Project:

We received the modified engineering details regarding the work on the floor truss. Parris Construction has resumed work in the shower room, utility room and basement areas and is near completion.

Pool Fencing

Upright Fence walked the Hanford fence and reviewed the fence heaving, settling and loose posts. Advised it would take 1-2 days to make repairs.

Regarding the fence at Gainsborough:

Requested three quotes – two have been received and reviewed, one company declined to bid.

Recommendation – Award the project to Superior Fence. Have them pull and replace the posts for estimated cost of \$3,820.00. Posts will be reset at 42" or deeper.

Motion made by: Jeff Barszcz to accept the bid from Superior Fence for \$3,820. Supported by Bob Parker. All in favor. Motion carried.

Further discussion was held and the board decided to request a revised quote to include adding the exit gate, placing the fence posts at 48" deep and cleanup/removal of all debris.

Meeting was interrupted by resident who questioned the Board's procedure on accepting bids. *In order to clarify the Board's procedure for any "non-planned expenditure" in excess of \$3,000, is to pursue a minimum of three bids. Bids are reviewed by the manager or committee responsible for the work and a recommendation is made to the Board. The Board has the final approval and must follow the voting guidelines as established in the Covenants and Bylaws.*

Water spots are appearing on the basement carpeting at Gainsborough. Ken will watch it to see if it dries or continues. No other water leakage has been spotted.

D. Treasurer

Motion made by: Jeff Barszcz to approve treasurer's report as of 3/21/2021, Supported by: Bob Parker. All in favor. Motion carried.

E. Newsletter

The May/June newsletter has been submitted for printing and includes a four-page pull out section with pool rules.

COMMITTEE REPORTS

A. Communications Committee

Nothing at this time

B. Social Committee

Working on ideas for activities. Will take a poll to see what the interests are.

C. Common Grounds Committee

Clean Cut did clean up around signs. Committee will be looking into pruning the Children's Memorial Garden.

D. Roads Committee

Applications for participation in the 2022 road repair program have not been released by Canton Township yet. Bob continues to speak with Wayne County weekly regarding Sunflower roads. Applications are anticipated in May.

E. Snow Removal

We still have salt to use for freezing rain if needed. Unused salt will be returned for some form of credit.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURN: Meeting adjourned at 7:53 p.m. Motion to adjourn made by: Chuck Lang, Supported by: Gretchen Harrington, All in Favor: Motion Carried