

**Board of Directors
Sunflower Village Homes Association**

**GENERAL BOARD MEETING in person and ZOOM
Wednesday, July 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, Gretchen Harrington, Khalil Kandah, Melissa Lichtman (on Zoom), Bill Meeks, Bob Parker, Pam Turek

Absent: Patrick Mulcahy and Mary Waxer-Leto

Also Present: Beth Myers (General Manager), Dorothy Pape (Asst. General Manager)

Meeting called to Order by: Jeff Barszcz at 7:01 p.m.

HOMEOWNERS: There were no homeowners attending in person.

HOMEOWNERS ON ZOOM: One homeowner attended via Zoom.

Request from the Board: When on Zoom the homeowner needs to be recognized before speaking.

GENERAL MEETING:

**APPROVE MINUTES: June 16, 2021 Board Meeting Minutes. Motion made by: Barbara Carson
Supported by: Khalil Kandah. All in favor: Motion Passed**

Abstain:

REPORTS

A. President

Recognized Ken, Beth and Dorothy for the extra work to locate and have new sand filter installed.

B. General Manager

1. Rentals for July:

Gainsborough
2 Rentals

Hanford
4 Rentals

2. 2021 Dues:

1,658 Homeowners have paid their dues to date (98.5%). 25 homeowners have not paid their 2021 dues. 6 are on attorney payment plans, 2 are on a payment plan, 2 owe for two years, 2 owe a late fee and 15 owe for 2021.

3. Board Members whose term is up at the end of the 2021 are Jeff Barszcz, Bob Parker, Pam Turek, Chuck Lang, Gretchen Harrington, and Bill Meeks. Please let the office know of your intent to run for the 2022 – 2023 BOD.

4. July newsletter has been delivered. All volunteer positions for newsletter delivery have been filled.
5. Taxes have been paid and mailed.
6. Both pools are open again. Problem at Gainsborough was a sand filter issue but it has been repaired. Note – Ken, Wayne and the guards are doing an excellent job of balancing the chemicals. With every cross-check, the chemical balances have been perfect. Kudos to Ken and Wayne for an outstanding job.
7. Wayne County Health Department was here to inspect the pools. Only problem was the concrete on the decking which needs to be repaired/replaced. Cracks need to be caulked as well.
8. Extensive damage to Hanford clubhouse will exceed the renter's \$400 security deposit. We are entertaining bids to have the ceiling repainted. Kenrich deep cleaned the restrooms, removed soda from the electrical boxes and flood mopped the kitchen three times. Video footage shows guests sitting on the pool gate and entering the pool. Without the limited security footage we had, the renter would have contested the loss of her security deposit. We are requesting permission to revoke this renter's privileges.
9. Three painters were contacted for bids on the Hanford Clubhouse – best price was Moore Painting Company at \$1,575. They will begin work tomorrow (Thursday) and anticipate project will take two days. Work includes moving tables and chairs, covering the floor, scaffolding to cut around the can lights, covering tannin in stains with blocker, repairs to ceiling where necessary, pole sanding, paint and remove/install 12 new vents and two return vents. (no rentals this weekend)
10. Carpet will be cleaned by Shawn at Musser's Family Cleaning next Tuesday, July 27.
11. Workers Comp audit was completed, and we received a \$684 refund.
12. We are sad to see Kenrich Maintenance terminate their services with us. We interviewed 5 companies to replace them and have hired Musser Family Services on a trial basis for 30 days. Upon a successful completion of their trial, we are hoping to enter into a contractual agreement for cleaning services. Estimated cost for services will be \$760/month or less. (We were paying Kenrich \$440/month).

C. Maintenance Manager

Worked on both pools to get them open and regular monthly maintenance.

D. Treasurer

Motion made by: Jeff Barszcz to approve treasurer's report as of 07/15/2021, Supported by: Barbara Carson. All in favor. Motion carried.

E. Newsletter

September issue in progress. Suggested to include article about firework damage and the time to clean the pools.

COMMITTEE REPORTS

A. Communications Committee

Meetings are now open for in-person attendance.

B. Social Committee

Bike parade was well attended and everyone enjoyed it. Thanks to all volunteers.

Activities being considered:

Fall Fest – Pumpkin carving - School of Rock – Food Trucks – Bike Rally-

Board and Card games

The board recommended focusing on the Bike Rally and game night as they can be conducted with a limited budget.

C. Common Grounds Committee

Nothing at this time

D. Roads Committee

Need to decide where road work is most needed. Also need to evaluate panel replacement vs joint crack and seal. Also, please call if you see a low street drain that needs to be repaired.

E. Snow-

Currently evaluating the bids that have been received for snow removal.

OLD BUSINESS

None

NEW BUSINESS

Need two outdoor security cameras at Hanford clubhouse moved due to obstructed view.

Review contract for rentals to include more protection for the association due to clubhouse abuse.

ADJOURN: Meeting adjourned at 8:10 p.m. Motion made by: Barbara Carson ,

Supported by: Gretchen Harrington. All in Favor: Motion Carried