

**Board of Directors
Sunflower Village Homes Association**

**GENERAL BOARD MEETING
Wednesday, February 16, 2022 AT 7:00 PM**

Members: Pres. Bob Parker, Vice Pres. Khalil Kandah, Treas. Melissa Lichtman, Sec. Pam Turek, Dir. Barbara Carson, Dir. Jeff Barszcz, Dir. Patrick Mulcahy, Dir. Mary Waxer-Leto, Omar Hashwi, Eric McGuigan and Lori Rysdorp

Present: Bob Parker, Khalil Kandah, Melissa Lichtman, Pam Turek, Barbara Carson, Pat Mulcahy, Mary Waxer-Leto, Omar Hashwi, Eric McGuigan and Lori Rysdorp

Absent: Jeff Barszcz

Also Present: Beth Myers (General Manager) Ken Zakalowski (Maintenance Manager)

Meeting called to Order by: Bob Parker at 7:00 p.m.

HOMEOWNERS

Ken Jasin – Asking about the yellow guide sticks being put by the curb.

Gretchen Harrington- Comment made on the good snow plowing by her home.
Also spoke about Game Night. Only one couple attended.

GENERAL MEETING:

APPROVE MINUTES: January 19, 2022 Board Meeting Minutes. Minutes approved by email vote.

Abstain:

REPORTS

A. President – Welcome to new board members

B. General Manage

1. Rentals for February (figures in parenthesis are 2021 figures):

Gainsborough:

\$275 rentals – 1 (2)

Scout troops – 10 (19)

Hanford:

\$275 rentals – 1 (6)

Civic rentals – 0 (1)

2. Coming Events –

April 9 – Egg Hunt (Hanford Commons), 1:00 PM

May 12-14 – Spring Garage Sale

May 28 – Pools Open at Noon

3. 2022 Dues

As of 2/15, 1,045 (62%) have paid their 2021 dues (compared to 1,022 (60.7%) last year at this time). Dues are due March 1st. Please be sure you pay on time to avoid a late fee.

4. Payment Plans

We currently have 17 homeowners on a payment plan for their 2022 dues.

5. Renewal applications have been sent to all 2021 lifeguards, 6 to 8 new guards to hire.

6. The Girl Scouts have been placed on notice that they must clean up after their events. Trash and left over food has been left in the kitchen at Gainsborough. Late last year the Boy Scouts were charged for similar offenses.

C. Maintenance Manager

Work Completed at Hanford Clubhouse:

- Walk through the clubhouse on Mondays to check for problems.
- Completed monthly preventive maintenance for Feb. at both clubhouses.
- Called electrical contractors to get a quote on replacing the electrical service panel in the pump room. The panel is showing signs of overheating and melting the insulators behind the breakers. Met with O'Donnell Electric, Bratcher Electric and Family Heating for quotes.
- Call CintAs fire alarm company to service the fire panel in the pump room. The panel is in trouble condition and will not clear. Scheduled an appointment for service for March 3rd.
- Shovel and salt walks after snowstorms.

Work completed at Gainsborough Clubhouse:

- Check the clubhouse on Mondays for problems.
- Replaced the photocell for the lights above front entrance.
- Shovel and salt walks after snowstorms.

Hanford Fire Panel

I spent some time trouble shooting this 'Trouble Indicator' issue.

I disconnected AC power and the battery, disconnected the initiating circuit wires, 2 zones, which are the smoke and heat detectors, and checked for open circuits, checked end of line resistors, both read 2.2k ohms, pulled the annunciator circuit wires and checked for an open circuit, grounding, and end of line resistor, it read 10k ohms. Checked AC voltage, 120v, checked DC voltage at the battery, 13.8 v. All checks were OK, and I verified that the fire panel will respond to an alarm. The panel will still not clear the trouble indicator.

We have the March appointment because the service tech for our area is on extended medical leave, so we will be put in another techs schedule since we are not in an emergency condition with no coverage.

Talked with a homeowner on Swanmere who backs up to a common area. The owner is having problems with his sump pump drain backing up. He had a plumber come out and snake his drain and the blockage is in the storm drain main after his connection. Will have to investigate this further.

D. **Treasurer** – Talked about internet cost.

Motion made by: Khalil Kandah to approve treasurer’s report for January,2022. Supported by: Omar Hashwi. All in favor. Motion carried.

E. **Newsletter** – Need volunteer help to deliver Newsletters.

COMMITTEE REPORTS -

A. Communications Committee

Nothing at this time.

B. Social Committee

Gretcher Harrington is willing to continue , Game Night – Hanford Clubhouse

C. Common Grounds Committee

Nothing at this time.

D. Roads Committee

List of proposed site for work. Will review with Township.

E. Snow Removal

Cars parked on the street can be ticketed. Anyone can call the police. Salting was better.

OLD BUSINESS

NEW BUSINESS

ADJOURN: Meeting adjourned 7:52p.m. Motion made by: Khalil Kandah,

Supported by: Lori Rysdorp. All in Favor: Motion Carried