

**Board of Directors
Sunflower Village Homes Association
Hanford Clubhouse
GENERAL BOARD MEETING
Wednesday, October 19, 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, Dir. Omar Hashwi, Dir. Lori Rysdorp and Dir. Chico Rodriguez

Present: Bob Parker, Khalil Kandah, Melissa Lichtman, Pam Turek, Jeff Barszcz, Lori Rysdorp, Barbara Carson, Omar Hashwi, Chico Rodriguez and Mary Waxer-Leto

Absent: Patrick Mulcahy

Also Present: Jennifer Lewis (Office Manager), Elizabeth Miller (Asst. Manager) and Ken Zakalowski (Maintenance Manager)

Meeting called to Order by: Bob Parker at 7:01 p.m.

HOMEOWNERS - 10 Minutes –7 residents present

Ann McGowan, Todd Regan, Bill Muse, Ed Ringler, Brian Howes, Alan Eden and Steven Toth
3 Residents are running for Board positions and introduced themselves.
All Residents wanted to know about the voting process.

APPROVE MINUTES: Minutes for September 21, 2022 approved by e-mail.

Abstain:

REPORTS

A. President - Nothing at this time.

B. General Manager

1. Rentals for October (numbers in parenthesis are 2021 figures for comparison)

Gainsborough Rentals Hanford Rentals

\$275.00 2 (3) 5 (3)

\$175.00 0 (0) 1 (2)

Civic Rentals 0 (0) 1 (1)

Scout Rentals 8 (?) 0 (0)

Hourly Rental - - (1)

- \$100 from 1 Boy Scout Troop due to water left on in the restroom and did not remove the trash
- \$50 from Canton Newcomers due to not cleaning
- \$50 from 10.9.22 rental for yellow residue in multiple areas and not vacuuming
- \$200 from 10.15.22 for not resetting the room and spot cleaning tables
- *discuss rental refund request for 10.16.22 due to extraordinary circumstances*

Motion make by: Mary Waxer-Leto to refund rental, due to extraordinary circumstances. Supported by: Melissa Lichtman. All in favor: Motion Carried

2. Coming Events:

- November 1-16: Election
- November 16: Board Meeting

3. Dues

2022 Dues 2021 Dues

1661 Homeowner's PAID (98.6%) 1658 (98.5%)

1 Payment Plans 4 Payment Plan

5 Liens 7 Liens

C. Maintenance Manager - Ken Zakalowski

Weekly check of both clubhouses for problems.

We had a problem with a urinal running and overflowing at Hanford during a rental. Came in and disassembled the flush valve, we had two used diaphragms in boxes in the storeroom but no new ones. Cleaned up the unit the best I could and reinstalled it. Purchased new urinal kits and replaced all the diaphragms in all the urinals at both clubhouses.

Monthly preventive maintenance completed at both clubhouses.

Clubhouse rental checklists completed after rentals at both clubhouses.

All the lower windows were cleaned inside and out at both clubhouses.

Looked at a tree in the commons behind 46482 Oak Manor Ct. The tree is dead and losing branches, I think we can wait till next year to have it taken down.

A homeowner reported a washout near the catch basin and AT&T pedestal in the woods of the common area off of Burgundy. Took a look at the area, and we will have to have a camera run down the drain to see if the tile is broken causing the washout.

Gainsborough:

Wayne and I removed the limb overhanging a homeowner's backyard behind Gainsborough, we also trimmed back brush and trees around the pickleball courts.

Checked fencing around the pickleball court, found one pipe support missing and numerous fence ties broken. Located the missing pipe in the landscaping by the pool. Reinstalled the pipe and tightened all nuts-and-bolts around the complete perimeter of the court. I also removed broken fence ties and reattached all loose fence ties. Replaced missing fence ties around the pickleball court.

Crain Heating & Cooling was out to do Commercial Rental Inspection Heating Certificate check on the 3 furnaces.

Replaced the leaking faucet in the basement women's restroom, also replaced the water supply lines to the faucet.

Hanford:

Filled in some potholes in the parking lot with cold patch. Cleaned up loose debris around the potholes.

Weed whipped the parking lot, all the curbs and sidewalks.

Wayne and I started the cleanup under the 5 evergreen trees to the west of the clubhouse. We cut down all the scrub trees and weed whipped the area. Tied up all the branches and put aside for trash day. We found grass

clippings and old tree debris thrown under the west side of the evergreens. One of the homeowners on Weathersfield Way behind the hill is doing it as our lawn service doesn't catch any grass.

D. Treasurer – Motion to approve Treasurer Report made by: Jeff Barszcz, Supported by Lori Rysdorp . All in favor: Motion Carried

Please see report on back page.

COMMITTEE REPORTS -

- A. **Communications Committee** – Happy with the way everything is going. Great team!
- B. **Social Committee** –Murder Mystery waiting for a date. A recommendation for the mystery to be in January or February after the holidays. *When approved the Motion was Passed. (9-21-22)*
Motion made by: Khalil Kandah to have the Murder Mystery evening not to exceed cost of \$700. Supported by: Barbara Carson. All in Favor: Motion Carried
- Trunk and Treat was great less cars but more children. Need to buy more signs. Check pictures on social media.
- C. **Common Grounds Committee-** Ken is working on list. Need to check outlets in front of Hanford.
- D. **Roads Committee** – Monies to Township has been paid \$10K for 2024- 2025 road repairs. Will start pricing salt in October 45 tons will be ordered and held by Duke.

ELECTION PROCEDURES

A committee of eight individuals: 2 office staff, 3 board members and 3 residents.

Board members are: Omar Hashwi, Chico Rodriguez and Lori Rysdorp

Residents will be the first 3 that answer the request.

Committee will meet at the Hanford clubhouse at 5pm, November 16 to count paper ballots.

Members will watch ballot data being entered into Election Buddy.

1-Results will be announced at the General Meeting

2-Results will be sent out electronically as soon as all the data has been entered into Election Buddy.

3-Results of vote will be posted on the website.

Board Meeting Wednesday November 16, 2022 will be at the Hanford Clubhouse.

ADJOURN: Meeting adjourned 8:16 p.m. Motion made by: Barbara Carson, Supported by: Chico Rodriguez. All in Favor: Motion Carried

