

**Sunflower Village Homeowners Association  
General Session Meeting Minutes  
Wednesday, July 19, 2023  
Hanford Clubhouse @ 7 p.m.**

A. Call to Order - Melissa Lichtman, President  
The meeting was called to order at 7 p.m.

B. Roll Call / Board Member Attendance - Lori Rysdorp, Secretary  
Member attendance is as follows:

Jeff Barszcz	Present ▾
Richard Downing	Absent ▾
Omar Hashwi	Present ▾
Kahlil Kandah	Present ▾
Melissa Lichtman	Present ▾
Ann McGowan	Present ▾
Bill Muse	Absent ▾
Chico Rodriguez	Present ▾
Lori Rysdorp	Present ▾
Pam Turek	Arrived Late ▾
Mary Waxer-Leto	Absent ▾

Resident attendees: Tavis McDonald, Bob Parker, and Jeff & Mary Oerline  
Staff attendees: Carol Schweikhart and Shawn Peterson

C. Homeowners Questions/Comments - 10 minutes

Jeff Oerline discussed the maintenance for the creek that runs along the back of his property. He contacted Wayne County who said it is not their jurisdiction, and told him to call Canton Township. Lisa in Canton Township Public Works did some research and directed him to the Wayne County Drain website. It is an easement that goes through private property, therefore they are not responsible for tree maintenance. Based on the parcel, the creek belongs to the homeowners association, and the homeowners association is responsible for the area. Omar Hashwi mentioned that they do have an estimate for the removal of two trees on his property. Along that same creek, there are several limbs that are hanging down, mentioning that there are large limbs hanging down that need to be looked at. Omar stated he would look at those also.

D. Approval of Minutes

<i>Items</i>	<i>Purpose</i>	<i>Who</i>	<i>Materials</i>
Approve 6-21-23 General Session Minutes	Vote	Board	Copy of 6-21-23 General Meeting Report

***A motion was made by Chico Rodriguez, seconded by Omar Hashwi for the approval of the June 21, 2023 minutes as presented.***

Members voted as follows:

Jeff Barszcz	Yes ▾
Richard Downing	Absent ▾
Omar Hashwi	Yes ▾
Kahlil Kandah (did not attend the meeting)	Abstain ▾
Melissa Lichtman	Yes ▾
Ann McGowan	Yes ▾
Bill Muse	Absent ▾
Chico Rodriguez	Yes ▾
Lori Rysdorp	Yes ▾
Pam Turek	Yes ▾
Mary Waxer-Leto	Absent ▾

D. President's Report - Melissa Lichtman

- a. Our HOA Maintenance man has been trimming, cutting and weeding HOA properties along the medians on both Hanford and Weathersfield Way. Additionally, he has been going down the fenceline and removing vines, and trimming some of the bushes at Gainsborough. He has asked if a lifeguard could help with vine removal. This is a wonderful opportunity for our lifeguards to help out if they would like and to recoup some of their lost hours due to air quality issues Michigan has been experiencing this year.
- b. Have hired a new maintenance man who will be starting next week.

E. Management Reports - Shawn and Carol

- a. Received a call about the Tonda Bridge, mentioning the boards were replaced a couple of years ago by Wayne County but others are rotting now. Jeff Barszcz also suggested contacting the Plymouth Canton Board Office to make them aware of the overgrowth encroaching onto the bridge and the path over the bridge.

The Office received the new Quickbooks software, has integrated our financial

data into it, and is reviewing information for accuracy. User accounts and user rights are set up.

We need to update the Clubhouse rental agreement to reflect that the oven is not available. We also need to address music outside the building, plus stress that smoking is not allowed on the property.

Advertising in the Electronic Newsletter. *A motion was made by Omar Hashwi, seconded by Lori Rysdorp for opening up the ability for advertising up to a maximum of 3 months in a row if no one is waiting, at the cost of \$100.00 per ad in a digital newsletter with a maximum of 2 ads per newsletter.*

Members voted as follows:

Jeff Barszcz	Yes ▾
Richard Downing	Absent ▾
Omar Hashwi	Yes ▾
Kahlil Kandah	Yes ▾
Melissa Lichtman	Yes ▾
Ann McGowan	Yes ▾
Bill Muse	Absent ▾
Chico Rodriguez	Yes ▾
Lori Rysdorp	Yes ▾
Pam Turek	Yes ▾
Mary Waxer-Leto	Absent ▾

- b. Maintenance Updates - Reported by Chico Rodriguez
  - i. June 26 Rain Flooded the basement at Gainsborough. The water from the rain encroached on the east-facing wall of the basement and streamed over the electrical panels that power both the building and the pool, leaving a few inches of standing water on the basement floor. There was great concern from the board about the danger that the water/electricity combination created. Chico Rodriguez reached out to a few companies for quotes on repairs. One company declined to bid saying the job was too big for them. One did not have a builder's license. The final quote is for \$3989. Chico attempted to secure one final bid on the work prior to the electronic vote.

As discussed at the June meeting an electronic vote went out to members for approval of repairing and waterproofing the Gainsborough basement. Jeff Barszcz questioned the process associated with this vote. Lori Rysdorp read from the June minutes about the discussion which took place at that time. The Perma Dry quote was also distributed to members at the June meeting for review, and members were made aware to expect

an electronic vote on this matter. An email was sent to all members on July 14 calling for a motion to vote on the Perma Dry Basement Waterproofing bid for \$3989.00.

A second email was sent to board members on July 15 calling for a vote.

***A motion was made by Khalil Kandah, seconded by Chico Rodriguez to approve estimate #7504 for \$3989.00 to waterproof the Gainsborough Clubhouse basement east-facing wall.***

*Members voted as follows:*

Timestamp	Your Name	Please vote below.
7/15/2023 9:39:45	Lori Rysdorp	Accept
7/15/2023 9:48:14	Wilson Muse	Accept
7/15/2023 9:49:25	Khalil Kandah	Accept
7/15/2023 9:57:55	Melissa Lichtman	Accept
7/15/2023 10:32:35	Rich Downing	Deny, We're back to the "old way" of doing things. Trust the contractor and throw money at the symptom.
7/15/2023 11:58:26	Ann McGowan	Accept
7/15/2023 14:11:25	Omar Hashwi	Accept
7/18/2023 12:51:01	Mary waxer-Leto	Accept

- ii. Lenox Plumbing completed the backflow repair at the Gainsborough Pool.
- iii. Aquatic was called out to perform repairs 3-4 times in the last month, during which time they repaired the drain that was causing the algae buildup at the Gainsborough Pool and repaired the leaking acid censored for the acid/chlorine balance.
- iv. The board was contacted by a resident making mention that the grass in the easement adjacent to their side property along Canton Center Road had not been cut. Chico researched this situation and determined that Clean-Cut will cut the easement near Plum Hollow and Canton Center moving forward.
- v. Chico Rodriguez reached out to DTE about the leaning Telephone Pole on Canton Center. Chico expressed his concern for safety and the negligence associated with it should it fall. The post was scheduled to be repaired the next day. The pole has been replaced at this time.
- vi. We are still conversing with DTE regarding the Gainsborough light conduit being severed. Chico will once again follow up tomorrow. The DTE two-day response from his last discussion was not met - we are still waiting for their reply.
- vii. We are changing the company who will be delivering Chlorine for our pools. Town and Country unfortunately were not able to maintain timely deliveries. Although their quote did show cost savings and we were impressed with their recycling program, staff has had to make trips to Town and Country to pick up Chlorine themselves and stock the pools

because their delivery scheduling was erratic. We will be purchasing the remaining Chlorine for the balance of the pool season from Viscount or Leslie's.

F. Treasurer's Report - Khalil Kandah

The upgrade of our software is causing some issues at this time. Melissa, Khalil, and the office staff are troubleshooting the upgrade. The financial report will be placed on the website once it is fixed and the board has voted to approve the financial report.

G. Committee Reports - Committee Chairs

a. Common Grounds Committee - Chairman - Omar Hashwi

- i. We have hired a new Maintenance Manager. He will be starting next week.
- ii. Omar expressed his concern about tree maintenance as it seems the severe storms this year are causing quite a bit of damage to our trees in the commons, causing either limbs to break or trees to fall. He is concerned that if the Association has to pay a couple of thousand dollars each time a severe storm comes through, we are going to experience financial hardship in this area. He asked that the board discuss this further in Executive Session. He is hoping our new Maintenance Manager will begin the removal and disposal of some of the smaller limbs, leaving the larger branches and trees to professionals.

b. Procurement Committee - Chairman - Chico Rodriguez

- i. Previously discussed in this meeting.

c. Communications - Chairman - Lori Rysdorp

- i. The July print newsletter should be delivered to residents within the next week.
- ii. The July electronic newsletter was sent earlier this month.
- iii. The website continues to be maintained with meeting reports, financials, and posts to keep our residents apprised of community activity.

d. Social Committee - Chairman - Melissa Lichtman

- i. The Pre-teen pool party yesterday was fully attended and fun was had by all. The 6-8-year-old pool party was last week, unfortunately, we feel the weather may have impacted attendance.

e. Snow Removal Committee - Chairman - Kahlil Kandah

- i. Nothing to report at this time.

f. Roads Update - Khalil Kandah / Ann McGowan

- i. Nothing as of yet to report. We are not doing any millage match in 2023. There have been some rumblings from Lansing about funding available for the ASR (bad) cement replacement (Swanmere and Lambeth). We reached out to the Township about details and were told to sit tight, they will need to wait to hear from them after they determine which roads need replacement. Based on a township study from two years ago, Sunflower

has the largest stretch of ASR Cement in the township (Lambeth and Swanmere). We will follow up with the Township on this matter.

- g. Finance Committee - Chairman - Kahlil Kandah
  - i. This committee will meet in August and start the 2024 Budget Prep.
- h. Garden Club - Chairman - Melissa Lichtman
  - i. Nothing to report at this time

H. New Business

No new business at this time.

I. Confirmation of the Next Board Meeting

Wednesday, August 16, 2023, at 7 p.m. @ Hanford Clubhouse

J. Adjournment

***A motion was made by Khalil Kandah, seconded by Pam Turek to adjourn the meeting at 8:15 p.m.***

Members voted as follows:

Jeff Barszcz	Yes ▾
Richard Downing	Absent ▾
Omar Hashwi	Yes ▾
Kahlil Kandah	Yes ▾
Melissa Lichtman	Yes ▾
Ann McGowan	Yes ▾
Bill Muse	Absent ▾
Chico Rodriguez	Yes ▾
Lori Rysdorp	Yes ▾
Pam Turek	Yes ▾
Mary Waxer-Leto	Absent ▾

Respectfully Submitted,

Lori Rysdorp  
Sunflower HOA Secretary