

Sunflower Village Homeowners Association
General Session Meeting Agenda
Wednesday, September 20, 2023
Hanford Clubhouse @ 7 p.m.

A. Call to Order – Melissa Lichtman, President

The General Session meeting was called to order by Melissa Lichtman @ 7:00 p.m.

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

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

C. Homeowners Questions/Comments – 10 minutes

A resident asked: Why was a 10 ft swath of grass not cut in the Hanford Commons?

Reply: Thank you for passing along this information, it will be passed along to our contractor to address it.

D. Approval of Minutes

A motion has been put in front of the Board by Melissa Lichtman, seconded by Chico Rodriguez to approve the August 16, 2023 General Session Meeting minutes.

<i>Items</i>	<i>Purpose</i>	<i>Who</i>	<i>Materials</i>
Approve 8-16-23 General Session Minutes	Vote	Board	Finalize vote for approval

Members voted as follows:

Jeff Barszcz	Accept ▾
Richard Downing	Deny ▾
Omar Hashwi	Accept ▾
Kahlil Kandah (absent from meeting)	Abstain ▾
Melissa Lichtman**	Accept ▾
Ann McGowan	Accept ▾
Bill Muse**	Accept ▾
Chico Rodriguez**	Accept ▾
Lori Rysdorp	Accept ▾
Pam Turek **	Accept ▾
Mary Waxer-Leto (absent from meeting)	Abstain ▾

** Verbal confirmation of acceptance at the September 20 meeting

D. President's Report - Melissa Lichtman

- Right now we are doing a communication push for all of our outstanding dues or receivables to be communicated to residents. On October 1st we will begin the lien process for residents who are two years in arrears.
- The Pool Deck replacement at Hanford has begun.
- We have begun the Tree removal process using Spears Tree Service. We are waiting on an additional quote for additional damage that occurred during the storms this year. Board members should anticipate an

electronic vote for approval of the quote from Spears for the additional services.

E. Staff Reports

- Association Managers – Shawn and Carol
 - Staff sent out dues reminders to those residents who remain unpaid for 2023 and about 30% of those who received the reminders have now paid. A second batch of reminders will be going out shortly.
 - The office has been receiving a lot of foot traffic from residents inquiring about tree removal status.
 - Clubhouse rental contracts have been updated. A fire marshal inspected the Clubhouse kitchens about a year ago and informed us that commercial ventilation would be required in order to use the stoves, which are residential units; consequently, the stoves will be removed from the kitchens at some point.
 - Lori Rysdorp mentioned the Board did agree earlier this year to charge an additional \$100 cleaning fee for Clubhouse use during the Holidays, allowing us to once again offer the Clubhouses during the Holidays. We historically ran into an issue of cleaning and inspection for quick turnaround of the properties during the Holidays due to staff and board members' Holiday travel and family gathering schedules.
 - The Girl Scouts have asked if they could use the Hanford Clubhouse for meetings as the Gainsborough Clubhouse's rental schedule for like use is full.

Melissa Lichtman reported that the rental of the clubhouses for Scout Troop use is charged a Civic Rate which is significantly reduced from standard costs, but the contract limits them to use the Gainsborough specifically.

Members discussed this request at length and suggested that Scout Troops work together to coordinate their meetings at the Gainsborough Clubhouse to better utilize all weekdays. The Hanford Clubhouse could be available in an emergency type situation but must be approved prior to access.

The office was approached by a resident asking to barter their

services to deliver the newsletter in exchange for allowing the placement of a full-page insert in our newsletter. Discussion ensued and members agreed, that we have an advertising process in place that requires payment for ad space. If this individual would like to pay for ad placement, this would fall in line with current acceptable practices.

○ Maintenance Updates - Dennis McCollum

- The Gainsborough pool is closed for the season.
- Wayne and Dennis removed the fencing at Hanford to allow cement contractors to access it for cement removal and replacement. Once the cement is removed, the plumbing system that lays below the cement pad will be evaluated for any repairs that may be needed at that time.
- About ¾ of the cracks in the Hanford walking path have been repaired with crack sealer.
- Dennis discussed the potential of conversion of the pools over to salt water. He spoke to Aquatic about this. Conversion of both pools would be around \$60,000. Based on the current prices of chlorine, we would recoup this cost in about 5 years. Rumors are swirling that the cost of chlorine products will be going through the roof. If true, this would reduce the amount of time needed to recoup the cost of the transition.

The amount of salt that is in the pools should be literally undetectable by patrons. If you drink the water, you will not taste salt. Benefits: it requires less daily maintenance, fewer chemicals will be needed for the pools, maintaining the water balance is easier, bathing suits don't fade, skin does not dry out, and the equipment lasts longer than when using Chlorine. For the saltwater pool, there is a converter box that is in line with the pool water heading out which converts the salt into natural chlorine, not bleach-type chlorine which we basically are using at this time. There would be an equipment change required. Filters will not need to be cleaned as often.

Dennis also presented information on the recommendation for the purchase of a Utility Terrain Vehicle.

(For reference - Utility Terrain Vehicles, or UTVs, are built and used more for work than recreation. They are large, powerful, able to seat passengers side by side, and built with lots of storage space. They're commonly used to haul equipment and supplies in locations that make using a truck impractical or impossible.)

Brand new UTV, stacked out the way we want it is about \$22,000. With our own UTV - we can use it to clear out our parking lots, around the clubhouse, and the paths. It has a small pickup bed that will help carry items such as small limbs, it can carry items from Clubhouse to clubhouse. 70 acres is a lot of ground to cover by walking, and these areas are generally not accessible by full-sized vehicles.

F. Treasurer's Report - Khalil Kandah

Khalil presented the financial report to board members and attendees.

A motion was made by Chico Rodriguez, seconded by Jeff Barszcz to vote for approval of the financial report as presented.

Members voted as follows:

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

G. Committee Reports - Committee Chairs

- Common Grounds Committee - Chairman - Omar Hashwi
 - Plum Hollow - clean cut returned to mow the easement yesterday.

- Procurement Committee - Chairman - Chico Rodriguez
 - Spears starting to do cleanup. Extra costs associated with additional damage have been identified by committee members and residents.
 - Contacted Wolverine, a Generac dealer. Both units were updated in August. This will be a yearly update which Dennis will oversee moving forward.
 - Horton Plumbing is on standby in case we need any plumbing issues on the Pool.
 - Tree damage is not covered by our insurance policy by the storms.
 - We are using a new Fire Inspection service. Their costs are significantly lower than previous costs associated with this service. They inspect the sprinkler heads, the signs, the fire extinguishers, and anything associated with fire suppression at our clubhouses.
 - Aquatics has closed the Gainsborough Pool. Hanford Pool will close after the cement work is done.
 - Reached out to 8 different cleaning companies to clean the clubhouses. 3 said no. One referral showed up but had to say no because they cannot get employees.
 - Working with Dennis on securing UTV quotes.

- Communications - Chairman - Lori Rysdorp
 - Two electronic newsletters went out in September
 - Have begun the layout for the October/November newsletter.
 - We have several newspaper routes that require volunteers. Information on this need has been communicated to our residents.
 - Trunk or Treat (Saturday, October 14: 3-4:30 p.m.) - sign-up genius has been created. We will continue to push for cars and

participants.

- Social Committee - Chairman - Melissa Lichtman
 - Nothing at this time
- Snow Removal Committee - Chairman - Kahlil Kandah
 - Khalil spoke to Duke about purchasing salt. It is a little too early to buy the salt at this time and to reach out to him in October on this issue.
- Roads Update - Khalil Kandah / Ann McGowan
 - We will be meeting with Canton Township to discuss which roads will be addressed in 2024 with the Road Match funds. We contributed \$10,000 2 years ago for the 2024 repairs.
 - We have not heard anything from the Township on the \$5 million aid from the State of Michigan. The new fiscal year begins in October, at which time it is anticipated that aid will become available. Ann and Khalil will once again reach out to the Canton Supervisor on the status of this program.

H. Ann McGowan will reach out to the Township

- Finance Committee - Chairman - Kahlil Kandah
 - Proposed budget for 2024. We anticipate a few tweaks may still happen. We should have something to vote on at the December meeting and have the budget ready to go in January.
 - Expenses continue to hit our current year's budget. We will consider all expenses as part of our proposal up until the time we need to present the proposal to our residents.
- Garden Club - Chairman - Melissa Lichtman
 - Thank you to Lori Rysdorp and her husband Jim who took the time to weed and clean up the Canton Center Road Sunflower Village sign.
 - Fall Clean up for the clubhouses will be put to bid.
 - Melissa will look into some deals on perennials for our gardens, or if any residents are dividing their plants that we may be able to tap into.

I. New Business

- A resident spoke up about the water flow from the High School property onto Bartlett during the last big rain storm we had. Drains in the Plymouth Parking lot had plastic sheeting covering them to prevent construction dirt from going into the drains. The blocking of the sewers caused an extensive amount of water to be redirected and flooded several homes on Bartlett, including his. He expressed his concern about the integrity of the sewage infrastructure under Bartlett, claiming several areas on the street are beginning to sink. He is frustrated with the lack of response from the School System, the Township, Wayne County, and the State of Michigan. Each is pointing to the other for responsibility and nothing is being done.

J. Confirmation of the Next Board Meeting

Wednesday, October 18, 2023, at 7 p.m. @ Hanford Clubhouse

K. Adjournment

A motion was made by Khalil, seconded by Omar Hashwi to adjourn the meeting at 8:30 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	Yes ▾
Chico Rodriguez	Yes ▾
Lori Rysdorp	Yes ▾
Pam Turek	Yes ▾
Mary Waxer-Leto	Yes ▾

