

**Sunflower Village Homeowners Association**  
**General Session Meeting Minutes**  
**Wednesday, November 15, 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	Absent ▾
Kahlil Kandah	Present ▾
Melissa Lichtman	Present ▾
Ann McGowan	Present ▾
Bill Muse	Present ▾
Chico Rodriguez	Present ▾
Lori Rysdorp	Present ▾
Pam Turek	Absent ▾
Mary Waxer-Leto	Present ▾

- C. Homeowners Questions/Comments – 10 minutes  
**Resident Question:** Understand the basics of the \$100 request – what is our long term vision?

**Response:** The requested assessment will be used to apply for the Canton Road Millage for up to the next 15 years. We will use the millage and fix our streets to the best of our ability. We are going to ask the Township for more than one project approved on an annual basis.

There is a section of our sub where the streets were poured with the faulty ASR Cement. We will fix some of those and also focus on other areas each year as money allows. The \$100 each year (\$200 total from each homestead) will provide funding for approximately 8 large projects. How many years of applications will be determined by the number and size of application

approvals.

**Resident Question:** Are there specific specs that we have to follow for road repairs?

**Response:** We will follow the specifications as determined by both Canton Township and Wayne County. We will be working with the Canton Township engineers on each area of road repair throughout Sunflower.

**Resident Question:** How did Waddington Rd get done?

**Response:** Around 2016 or 2017, we were the recipient of a one-time grant from Wayne County for use to fix our roads. They approached several communities with this offer, and Sunflower was lucky to have been selected to receive this opportunity. The road committee at the time felt the entrance to our sub would benefit from the road repairs as this is a first impression of the sub. This improvement was prior to the millage approval in 2018.

**Resident Information Exchange:** Andy Pietrary provided additional information on his request for reimbursement of tree repair.

**Resident Question:** Asked if the board could put into place a process prior to a vote where residents can be provided with information on any upcoming assessment votes, suggesting the information exchange take place about 2 months in advance of the actual vote.

**Response:** The board will take this suggestion under advisement. Melissa Lichtman indicated that this process will fall under the umbrella of the Election Committee. She suggested we establish members of the election committee in January 2024, therefore if the Board is faced with any items that require such an information exchange, they will be positioned to organize and respond.

**Resident Question:** How many Road Millage applications can we submit each year?

**Response:** According to the Canton Township, they indicate one HOA. However, we are going to push for approval of more than one. We have

a large subdivision made up of smaller subdivisions and we are going to lean on the fact that we are made up of multiple subdivisions and are the largest subdivision in the whole township and that we would like to try to endeavor to have more than one project.

**A resident mentioned** that we already have projects approved for 2024, 2025, and 2026. They are all small projects. Questioning why we need this money now.

**Reply:** The work is not going to be done until 2027, however, the check for the next application for the 2027 request is due with the application in the Fall of 2024. You do not submit an application unless you have a check in hand.

**Resident Question from Section II:** Asked about the Road seams that are in poor quality being filled by Wayne County. She reported that several people have called Wayne County about the seams with little to no response. She was wondering if there is a central place like the Office that can capture all the needs and communicate them en masse to Wayne County for consideration. Or, should homeowners call Wayne County individually.

**Response:** The more voices that call Wayne County, the more tickets accumulate for areas and the more tickets help move the repairs up the priority list. So, please call Wayne County, and then email the office with the information you related to Wayne County as we too are compiling a list of road repair needs for future reference.

**Resident Question:** Asked if the board can help address individuals who are not parking on the right side of the road. She specifically referenced landscapers, Amazon Trucks ,and Delivery Trucks.

**Response:** As a homeowners association, we do not enforce parking and violations like that. Your best bet is to call Canton Police non-emergency number and report the parking violations.

**Resident Question:** He lives on one of the ASR Roads that are crumbling and has been sweeping rocks and loose debris into piles that have

become very large. He was wondering if there is any way to get these piles removed?

**Response:** Suggestion to call Canton Municipal or Wayne County and request a street sweeper. Be sure to get a ticket number when you call. If they get enough calls, they will reluctantly send a street sweeper out.

**Resident Question:** Is it possible for us to do a special assessment after we find out about the ASR requirements?

**Reply:** Historically, special assessments have been tried by prior boards and it did not pass.

**Resident Question:** What does the Millage money go to?

**Response:** Please do not confuse the Canton Road Millage with the Grant from the State of Michigan for the ASR Cement. They are two different things however they both target road repair. The Canton Millage is charged at 1.45 mils on your winter tax bill. About 30% of the Canton millage money is earmarked for subdivision road repair. The remaining percentage goes towards Canton main road repair. You may have seen the big orange signs that announce road repairs are being done with the Millage money.

Melissa thanked everyone for coming and asking their questions. The board really appreciates it.

#### D. Approval of Minutes

<i>Items</i>	<i>Purpose</i>	<i>Who</i>	<i>Materials</i>
Approve 10-17-23 General Session Minutes	Vote	Board	10-17-23 meeting minutes emailed to Board

A motion has been put in front of the Board by Chico Rodriguez, seconded by Jeff Barszcz to approve the October 17, 2023 General Session Meeting minutes.

Members voted as follows:

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

D. President's Report - Melissa Lichtman

a. Election Results

- i. In total, 1634 ballots were issued to residents. 516 ballots were submitted back. Please note that within those ballots, not everyone voted on every person and/or proposal so the numbers reported may not total up to 516 for each area.
- ii. Elected Board Members:  
Ann McGowan - reelected with 436 votes  
Chico Rodriguez - reelected with 434 votes
- iii. We have a long list of names that were submitted for open seats. We will be sending these residents letters letting them know their name was submitted for consideration to the 2024 Board, and inviting them to the January 2024 General Meeting to petition the board if they have any interest in serving.

b. Proposal #1 (Road Fund) - *Passed*

- i. 496 votes placed
- ii. 300 voted yes
- iii. 196 voted no
- iv. 20 ballots abstained

c. Proposal #2 (Annual Dues Increase) - *Passed*

- i. 516 Votes placed
- ii. 331 voted yes
- iii. 185 voted no

E. Staff Reports

a. Association Managers - Shawn and Carol

This month has been primarily focused on Printing ballots, stuffing

ballots, mailing ballots. Some of the ballots did not go through quickly enough so a few residents requested reprints.

Shawn reported that we are not getting a full backup of our systems. Shawn has been working with our IT support, it looks like we will be getting something to fill this void. He is in the investigative stage right now. The issue with the existing system, it does not have the ability to back up things from the shared drive. Shawn is thinking the cost for a more robust backup system will cost about \$50 a month.

- b. Maintenance Updates - Dennis McCollom  
99% winterized at this time. Cement work for the pool was poured this week. The Fence company is coming out next week. The pool is scheduled to be covered next week. The cement has to cure for 10 days before we drill for tarp attachments.

- F. Treasurer's Report - Khalil Kandah  
Khalil pointed out that there is an area on this report that will track expenditures against our reserves and interest gained on the reserves fund. We have moved a chunk of our reserve account into a higher interest bearing account. We are beginning to see some good profit from this move.

A motion was made by Bill Muse, seconded by Lori Rysdorp to vote for approval of the financial report as presented.

Members voted as follows:

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

## G. Committee Reports - Committee Chairs

### a. Common Grounds Committee - Chairman - Omar Hashwi

Melissa reported We had two trees that required removal. One on Morningside that fell slightly in the commons, mostly in the woods as a portion of that tree remained hanging, and a large Cottonwood from the commons on Spinning Wheel that required a crane.

### b. Procurement Committee - Chairman - Chico Rodriguez

- i. Barrientos cement company is completing work on Hanford pool this week of November 15, 2023. Inspector for cement contacted me and will come as soon as his schedule permits. Electrician Income Power came Friday, November 8 and completed bonding work; Photo of completion emailed to Chris, the Canton Electrical Inspector.
- ii. Barrientos will drill holes for fence replacement, Dennis will mark the spots for the drilling.
- iii. Aquatic will set the ladder going down the steps which has been reconstructed with new cement to secure the rail. They are closing the pool the week of November 20, this allowed the cement to cure for 10 days.
- iv. I called and sent an email to Rod Stowe about DTE damage to Gainsborough parking lot. I also asked for the address to send an invoice for the repair. Left message again today, left message and emails Feb 7, April 5, March 13, August 11.
- v. I went to 45675 Morningside for tree leaning from commons over home, shed. Dennis and Glen from Spears ascertained the tree was dangerous. No one from the board went to the site since October 18 when it was brought up. I approved the removal of tree. Dennis and Wayne went there to remove tree and discovered it was too large for them to handle.
- vi. Spears also ground down roots in the yard of Mr. Patel 45875 Gainsborough from our trees in the commons. This was discovered when we did the storm damage walk about. The roots were large and detrimental to someone walking over them. This action avoided any neglect on SVHA HOA.
- vii. I called Herman and sent him information on Armstrong ceiling repair for Gainsborough November 2, no return call or message from yet as of today.
- viii. I called Joseph Hawver Canton assistant supervisor October 31, about inspectors not returning my calls for inspections. Next day 3 inspectors called and set up an electrical inspection.

ix. Perfect cleaning gave us a bid for both clubhouses and was more expensive. I suggest that our office staff check both clubhouses the day of or after they are cleaned. And if not done correctly, have them come out and do it properly.

c. Communications - Chairman - Lori Rysdorp

Electronic newsletter in the works. Will include election totals and general information of the community. Remember December 16 Hot Cocoa with Santa and Mrs. Claus. There will be a sign-up genius coming out to help pace the participants. Asking for volunteers to set up and clean up, make treats, and bring in a holiday bulb for our Christmas trees. We will also need volunteers to help out during the event. We will need elves, and people to help serve hot cocoa and cookies.

d. Social Committee - Chairman - Melissa Lichtman

Please see information above.

e. Snow Removal Committee - Chairman - Kahlil Kandah

Prepaid for 50 tons of salt. Residents, please check your mailboxes for their strength to help with the withstanding being hit by throwing snow.

f. Roads Update - Khalil Kandah / Ann McGowan

We are using Donahoe Enterprises this year for snow removal.

g. Finance Committee - Chairman - Kahlil Kandah

Thank you for approving the dues increase. This will really help in 2024. We will continue to be good stewards for you.

h. Garden Club - Chairman - Melissa Lichtman

Nothing to report.

H. New Business

Resident inquired about a response time on the information packet presented to the board. Melissa said he should hear from her next week mid-week.

I. Confirmation of the Next Board Meeting (General Board Meeting)  
Wednesday, December 13, 2023, at 7 p.m. @ Hanford Clubhouse

J. Adjournment

A motion was made by Mary Waxer-Leto, seconded by Jeff Barszcz to adjourn the meeting at 8:21 p.m.

Members voted as follows:

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

Respectfully submitted,

Lori Rysdorp, Secretary

Sunflower Board of Directors