

**Sunflower Village Homeowners Association**

**General Session Meeting Minutes**

From Wednesday, **April 17<sup>th</sup>** 2024 meeting

**Hanford Clubhouse**

- A. Call to order – Melissa Lichtman, President  
The General session was called to order @ 7:00 pm
- B. Roll call/Board Member attendance – Bill Muse, Secretary  
**Member attendance** as follows:

Rich Downing	absent
Khalil Kandah	absent
Melissa Lichtman	present
Ann McGowan	present
Bill Muse	present
Chico Rodriguez	present
Mary Waxer-Leto	absent

**Resident attendees:** Bob Parker, Marc Lichtman, Jenny and Nolan Serafin, Tavis McDonald (lot 196).

- C. Approval of minutes

<b>Items</b>	<b>Purpose</b>	<b>Who</b>
Approve 3-20-24 general meeting minutes (Lori)	vote	Chico motion Ann second All present in favor

- D. Homeowners forum -Questions and Comments.

Tavis McDonald – verification on ASR grant. How much of newly collected dues/roads fund was applied to this? Melissa- Zero funds used for this. All from previous applications to Canton.

2027 deposit for Canton road fund matching 10 K from roads fund deposited with 30 K due in future (40K total with potential 200K payback.)

- E. Presidents’s report

Map presented of ASR road repair areas. Construction to begin in June. No detailed schedule yet. Township mtg (4/16). Road warrantees do not exist with vendors.

Township engineers says “peckering” of recently surfaced roads not a problem.

Bob Parker - roads must pass a vendor’s test regimen.

Questions can be addressed to Melissa Doud (office 313-224-0882 contact for questions)

- F. **Staff reports**

- a. **Association managers:** Shawn and Carol

16 rentals last month for Gainesborough and 9 for Hanford \$0 damages

Dues payments 1549 (91.6%) paid, 29 payment plans, 5 delinquent . All late fees billed.  
(6k collected by legal so far this year)

New rental sheet presented (rental and damages contract) - comments welcome  
Resident issues - work trucks, tree removal - must contact boards with pictures  
Weathersfield and Warren mowing issue. Person who has mowed plot can't continue. Who will step up?  
Common's on Weatherfield. Talk to clean cut about that area (Chico)

14 of 22 lifeguards set to return. Evan Holmberg will be director of pools.  
Stacia Cole – head lifeguard

Want to add 5 minute intervals between lessons.

Format for 4 sessions of lessons. Proposing more sessions limited to 3  
To reduce #s of children/session.

Shawn has finished backups of computers. Fema only covers residences, not HOA  
Parking lot signs – no trespassing , etc.  
- List of HOA assets in preparation.

b. **Maintenance** (Dennis)

Fence done. Anti- siphon done. UTV is road ready. Waiting on license sticker  
New locks for GB pool deck - ordered new ones will install next week.

G. **Treasurer's report (Melissa for Khalil)**

Dues look good. Outstanding variance 31 K budget vs actual . received \$ 325 from prior year.  
Reconciliation of road fund vs dues - dedicated road fund account.  
We are down in rentals compared to last year. 27% of budget = rentals to date.  
Moving some line items to separate categories - mailchimp, newsletter, events, canvas, etc.  
Move to newsletter budget.

<b>Items</b>	<b>Purpose</b>	<b>Who</b>
Move fess associated with newsletter to that category from office operations category	vote	Melissa motion Chico second All present in favor

Clubhouse operations is at 41.5% of budgeted amount at this time. Likely going to exceed budget from last year.

New hardware needed to complete own backup.

Assorted bank fees owing to bounced checks from residents. Will resolve when paid

<b>Items</b>	<b>Purpose</b>	<b>Who</b>
Approved treasures report	vote	Bill motion Chico second All present in favor

H. Committee reports

a. **Communications** No news

b. **Procurement** (Chico) - See spreadsheet handed out by Chico

Sprinkler will suffice for 1978 code of GB basement- Canton wants blueprints (pool rm and furnace rm)

Chair lift needs repair. (5 K estimate to replace). Can it be fixed?

New advertises for newsletters: Pons painting and Zacks restaurant, vendors w/HOA.

Consider using Tucker insurance for UTV rather than Farmer's. Lower deductible only \$200 difference  
 \$2500 deductible → \$1000 only \$200 difference.

<i>Items</i>	<i>Purpose</i>	<i>Who</i>
Change insurance deductible \$2500 to \$1000	vote	Melissa motion Ann second All present in favor

Tru-green waiving costs for fertilizer on easements. Dennis will take over for this task. Save \$5K

Next level Bricks to repair door (bricks) at Gainsborough.

Aquatic Pool Co opening the pools on May 2<sup>nd</sup>. Ordering chemicals next week.

Chemicals: 12.5% Hypochlorite \$23/4 gallon (Leslie)

Pool Town (GC) is \$18/case - ordered 40 cases from them to save \$200  
 \$9 HCL

New Clean cut lawn quote (2025)- higher than last year (50K) but still 25% less than other companies.

Lennox – completed back flow testing. Estimate on water heaters.

Pool Chemistry validation and bacteria testing monthly can be done by Bill Muse to replace services currently with Environmental (save \$)

<i>Items</i>	<i>Purpose</i>	<i>Who</i>
Replace the environmental service to certify pool chemistry with in-house CPO Bill Muse to submit forms to Wayne county monthly.	vote	Melissa motion Chico second All present in favor

Firewall – Spam filter Co fired. Will replace with McAfee and own software.  
 Get rid of BitDefender program.

Clean cut has come out for first cut.

Rather than use quickbooks to make check \$371 for 250 checks (\$1.25/ck)

Replace with Sam's club quickbook program 500 checks for \$53.94 (0.15.check)

c. **Social** (Melissa May 9<sup>th</sup>-11 Garage sale

Discussed a pickle ball league? Share of contact phone numbers. Court use is pretty trafficked.

Rant concerning lack of volunteers for SVHA events – residents need to step up.

d. **Roads** Nothing to report. Some discussion of disruption to traffic on west side.

e. **Garden** (Melissa) - Plants for signs 4/29

**I. New Business**

Still looking for 4-5 lifeguards to match the 22 # from last year

DTE responsibility for GB lights. Discuss in Executive. Estimate \$6800 to repair

Next meeting - May 15<sup>th</sup> at 7 pm. Hanford Clubhouse

**J. Adjournment 8:25 pm** Motion to adjourn = Chico, 2<sup>nd</sup> Ann.