

Sunflower Village Homeowners Association

General Session Meeting Minutes

From Wednesday, August 21st 2024 meeting

Hanford Clubhouse

- A. Call to order – Melissa Lichtman, President
The General session was called to order @ 7:01 pm_____
- B. Roll call/Board Member attendance – Bill Muse, Secretary
Member attendance as follows:

Rich Downing	absent
Khalil Kandah	Present
Melissa Lichtman	present
Ann McGowan	absent
Bill Muse	present
Chico Rodriguez	present
Mary Waxer-Leto	absent
Dennis Newhouse	present
Alan Charara	present

Resident attendees: Manal Kandah, Jenny and Nolan Serafin, Jaclyn Svec, Sarah Imbrunone, Tim Pypa, Sannon Pypa. Lori Rysdorp, Mark Lichtman, Tim Donits, Rick and Cici Tricoli, Brian Szweskoski.

- C. Approval of minutes

Items	Purpose	Who
Approve general meeting minutes (Ann)	vote	Motion – Chico Second – Khalil

Approved -all ,members present

- D. **Homeowners forum** -Questions and Comments.
Pickleball courts - request to expand hours to 8 am.
Discussion of noise revisited.
Who to call if courts are not opened? Call office or board members
Girl Scout letter reply to Michelle St John letter -*see below*
Scouts want to retain \$10 /meeting rate.
Discussion on that issue will happen at December exec board meeting.
Cub Scouts request that this decision be made in June 2025 so that calendar for year can be made.
Request annual review rather than periodic review. Address responsible parties for instances after these events occur.
Trees on street easements – can these be trimmed? Post # for Wayne county forestry in newsletter.
- E. **Presidents’s report** - reply to letter
- F. **Staff reports**
a. **Clubhouse manager’s report (Shawn and Carol)**
3 GB rentals, 8 HF rentals in July
Dues paid to date 1638 (97.3%), 8 payment plans
Sept 22-31st Clubhouse closed for remodeling.
Committee meeting to pick colors for paint and carpeting. Invite resident volunteers to help pick.

- b. **Maintenance** (Dennis) - Squeegies mounted on fences for both courts
 - Lights repaired. New wood on benches on path

c. **Treasurer’s report (Khalil)**

Budget vs actuals document presented * see archive

\$4400 Picnic cost \$2177 Quickbooks cost \$ 5765 HF pump repair and new Cl₂ tank

Account balances stricken from minutes: available upon contact with treasurer on individual basis

CD maturation and reinvestment

Transfer of unused budget into reserve fund.

Road and reserve funds balances -secure

Items	Purpose	Who
Approve treasurer’s report	vote	Motion – Khalil 2 nd Melissa All present in favor

G. Committee reports

- a. **Communications** - no new news

- b. **Procurement** (Chico) JanPro cleaning contract started in July
 New Parking lights at GB parking lot fixed. Can fill trench
 ATT substation railroad ties – called
 Tile repair at GB pool scheduled for after close on Sept. 25th
 Snow removal will retain Duke Donahoe company again for W2024-25

Social (Melissa and Mary) - PicNic turnout disappointing.
 Thanks to lifeguards for help.

- c. **Pool director (Evan)** - 5 saves this season. Swimmers succumbed to exhaustion.
 Automatic vacuums and skimmers save 1.5 hrs daily- work well.
 Pool heater at HF has issues starting.
 Cracks detected in HF liner. Allows dirt infiltration. Fix in spring?
 Some cracks seen in coping stones.
- d. **Roads** - Snow removal bid set. Donahoe came in lowest and retained for 24-25 season. 3 yr contract.
 49 tons of salt stored for season.
 Road repairs on Swanmere and Lambeth moved up slightly due to predicted cold fall.
 Sealing at ends will take time. Be patient.
- e. **Common grounds** - Mulch to redo sign on Canton Center and need help to spread.
- f. **Social** – no new news
- g. **Garden** (Melissa) No new news

H. New Business - Welcome to new board members – Alan Charara and Dennis Newhouse.

Elections – several seats up for re-election. Election slated for Nov. 20th before the Nov board meeting.
 Volunteers requested to tally votes @ 4 pm. (Nolan Serafin and Jenny Hoban volunteered)
 Due date 10/8 for nominees to fill open positions. Get descriptions in for electronic newsletter
 Send these to office prior to 10/8

Next board meeting scheduled for 7 pm on Wed. Sept 18th

- I. **Adjournment 8:29 pm** Motion to adjourn = Khalil
 2nd = Melissa all present in favor.

To the Girl Scout Troop Leaders

We are writing in response to your letter dated August 17th, 2024. As discussed in our recent meeting, we fully recognize that volunteer efforts are sorely lacking in many organizations, including this HOA. The disappointment is not just felt by our board members but Sunflower residents as well, as evidenced by the response to the cancellation of last year's egg hunt.

President Lichtman specifically stated that she would like to see an event sponsored by the Scout Troops, as they have been done for many years in the past (Boy Scouts included), but did not state that future rentals were dependent upon it. She asked the group(s) to suggest other community contributions if it was felt that sponsoring an event was unachievable. It was also discussed that if Scout funding was an issue, that it be communicated back to the BOD for resolution, as has been done numerous times in the past. Ideas such as tree plantings were initially discussed and encouraged; however, it appears that a number of leaders have decided to move their meetings outside of the community from whom they ask support. As expressed during the meeting, the current volunteer efforts by the Scout Troops are commendable, but outside of the community from whom they ask support. We recognize that sponsoring an event cannot fall on children alone and requires adult involvement. This seems no different than the other current efforts mentioned in your letter. Board members are also volunteer positions who have commitments outside of the HOA responsibilities. It seems reasonable that we would question the decline in participation within the community we have volunteered to represent.

The 2019 contract referenced in the letter and included in BOD handbook was addressed in email correspondence with the Cluster Leader Michelle St. John. It is unfortunate that this detail was not included in the letter. It appears that a Civil Rental contract was inadvertently used as a copy/paste when troops were scheduling rentals. The 2019 revision date refers to a BOD decision to deposit security checks (rather than holding and shredding) as evidenced by the minutes posted on the SVHA website. As with the Girl Scouts, the Sunflower staff has experienced a great deal of turnover. This was an oversight on Sunflower's part. However, the expectation for it to continue without the Civic Rental rate is an issue to be considered this winter as discussed.

All Scouts have previously maintained a separate contract that required 80% of membership be Sunflower residents, as it is our residents who bear the responsibility to maintain the assets. For reference the PCCS' (Tonda) condition of rental includes a similar clause that 75% of participants reside in the PCCS school boundaries, \$25 application permit fee, and a \$15 prior to 6pm/\$20 after 6pm rental fee. Additional fees are charged for use of outdoor facilities as well. The Scouts have already been informed that Sunflower would honor the current rate until winter while waiting on their response to alternative community projects. It has been made clear by the Girl Scouts that they currently do not meet the 80% resident requirement.

The Sunflower BOD is simply looking to **reinvigorate** the longstanding relationship with the Scout Troops. It is a partnership we have all enjoyed for many years. We appreciate the recommendations to better organize the troop's usage of the clubhouse, and look forward to scheduling the intermittent projects you have mentioned. The suggested November date appears to align perfectly with the BOD planned winter review of the contracts.