

Chestnut Run North HOA
Annual Meeting
October 28, 2021

Attendees

Lisa Najor
Luska German
Sara Bicos
Gladys Baker
Dan Schnaar
Sarah Schnaar
Al Hemmert
Jeff Gilbert
Dr. Rao
Vincent Rao
Kira Jabri
Suleiman Kojan

Call to Order

The meeting was called to order at 7:00pm by Lisa Najor. The meeting was conducted via Zoom.

Landscaping Report

Sara Bicos reported that the remaining islands were landscaped this summer. These islands also had their irrigation systems overhauled.

President's Report

Lisa Najor indicated that the current board has been working on behalf of the HOA for six years, one year longer than the updated bylaws allow. All members of the current board are stepping down. An HOA management company was contacted regarding the cost to manage our neighborhood as no homeowners initially volunteered. The estimated cost is about \$15 per house per month, for a rough total of \$17,000 per year. Fortunately two homeowners have since volunteered and offered to talk with other homeowners to round out the board. The current board has not had time to talk with these volunteers, but will follow-up soon and provide a transition.

A homeowner asked what each role does and how much time it requires. The current division of work is that the president and vice-president respond to homeowner phone calls and emails, manage the website, and coordinate the contractors (irrigation, landscaping, etc.). The treasurer is the most time-consuming by replying to title companies with closing information, sending out annual dues notices, and paying vendors. The secretary takes the annual meeting notes and assists the other board members.

Treasurer's Report

Luska German provided an overview of our past fiscal year ending June 2021. The financial report will be posted online with the meeting minutes. Luska also explained the need for a one-time special assessment of \$300. The board has slowly been renovating the islands, and in order to provide a smooth transition to the next board, decided to accelerate the final islands. In addition, the costs for updating the irrigation system were higher than expected. Also, the board has attempted to install lighting at the front island for the past five years. After a long search, a contractor was finally found who could do the boring under the road, the electrical components, and install the lighting accessories. However, due to Covid delays and

rising costs with DTE, the project costs are higher than estimated. For these reasons, the board unanimously approved a one-time \$300 special assessment to complete these projects.

A homeowner asked whether there are any open liens in the neighborhood for late dues. Luska German responded that she typically waits six months before placing a lien and with Covid was sensitive to possible changing household economics and did not place any liens. However, only one house is currently eligible for a lien. Over the past six years we have collected \$12,000 in late fees.

Another homeowner inquired if there was any negative feedback to the increased annual dues. Luska reported that she did not field any emails or phone calls regarding the dues increase.

A short discussion prevailed regarding a few issues in the neighborhood as follows:

1. Garbage cans need to be brought up promptly from the road after pick-up. Cans should be placed inside the garage and not left outside.
2. Please make sure children of all ages understand how to be safe while using the roads. Since we don't have sidewalks, children on electric scooters and bikes need to be mindful of staying on the right side of the road and not swerving into the middle of the road.
3. Above ground pools are not allowed. Above ground pools are also a violation of the Bloomfield Township code.

The meeting was adjourned at 7:33pm.