

Homeowners Association Board Meeting  
June 29, 2023

Attendees: Dave Schafer, Kim Vitu, Karen Kimbro, John and Sonny Baron, Janet Gerhard

Positions on the board were discussed and established.

President	Dave Schafer
Vice President	John Baron
Treasurer	Karen Kimbro
Director	Kim Vitu
Secretary	Janet Gerhard

Policy for handling homeowner issues or complaints: Issues should be communicated via email and discussed with all board members prior to issuing a response to ensure consistency.

Snow Removal Private or City: This issue will be discussed at the next Board Meeting in September where a final decision will be made.

Sidewalk repair: The City of Rochester regulations state that the sidewalk repair is the responsibility of the homeowner. Any issues should be taken up with the City. Some homeowners have chosen to have their sidewalks “lifted” at \$89 per square. The City is charging \$250 per square to replace. The company name is On The Level Concrete Raising. The phone is 586-838-5171.

Garden in front yard of home: There are no bylaws that prohibit a garden being planted in the front of the home as long as the garden is well maintained.

Expenses for last year: The current board needs to assess actual expenses from the previous year. **Dave** will obtain the budget sheet presented at the last Homeowners Association meeting on 6-20-23.

Notary: Kim Vitu is a notary if needed for official business.

HOA Storage Container: The HOA has a storage container on Crooks Road (behind McDonalds) for storage of items. The President holds the key if needed.

Mailboxes: We currently have 10 left. We charge only \$50 to replace the boxes however this does not cover the cost. We need to assess this policy and also distinguish between replacement for malicious destruction of the mailbox or replacement due to normal wear and tear. The bylaws should address this issue.

Official book keeping duties for HOA: It was discussed and determined that a member in the neighborhood, who has been responsible for maintaining the books and sending

out dues notices, will continue this year to provide consistency. The Treasurer, **Karen**, will need to get with this individual to obtain signing authority.

Contracts: Our Vice President, **John Baron**, will ensure the planting and maintaining of the flowers in the front of the sub are included in the contract.

Bylaws: The bylaws have not been updated or change since their inception. The will be a goals for the board this fiscal year. **Kim, Karen and Janet** agreed to develop a draft of the new bylaws. A review of other neighborhood HOA bylaws will be conducted during this process.

Delinquent Homeowner Association Dues: Currently there are 3 homeowners who are delinquent on their dues for the past 3 years. The delinquent dues are usually associated with rental homes. Currently liens are placed on the homes, which are only effective when the home is sold. The board is going to investigate taking the effectiveness of taking the homeowner to small claims court. Currently, the total lost revenue due to delinquency is \$1,575. An attorney in the neighborhood has agreed to help the board with this issue. Also discussed and tabled was increasing the dues to \$200.

Block Party: There are currently no volunteers to plan the Block Party or Easter Egg Hunt. The board discussed the cost of the events (\$4,000) vs the benefit. No decision was made on this issue.

Our next Board Meetings are scheduled for July 26, 2023 at 7 pm and September 14, 2023 at 7:00 pm.

Respectfully Submitted,

Janet Gerhard