

# FRANKLIN KNOLLS HOMEOWNER'S ASSOCIATION, INC.

## Minutes of the Annual Membership Meeting

Date: Thursday, November 17, 2022

Place: Warner Middle School (Media Center)  
30303 W. 14 Mile Rd.  
Farmington Hills, MI 48334

Attendance:

See attached resident check in document.

Board Members:

|                 |                       |
|-----------------|-----------------------|
| Milt Levine     | President             |
| Brent Slater    | Vice President        |
| Scott Wood      | Treasurer             |
| Sandy Ashcroft  | Secretary (via phone) |
| Drew Espenshade | Member at Large       |
| Deborah Lodish  | Member at Large       |
| Mary Williams   | Member at Large       |
| Maria Sabatini  | Member at Large       |

### **Item I. Call meeting to order.**

The listed Board members were present at 7:00 PM, in accordance with the original Notice of Meeting distributed by regular mail as per our bylaws. Having exceeded the quorum of 23 homeowners the meeting was called to order at 7:02 PM by M. Levine, Lot 111. In addition, 2 proxy votes were presented.

### **Item II Guest Speaker – Jamie Reynolds**

S. Wood, Lot 127, introduced guest speaker Jamie Reynolds from Reynolds Water Conditioning.

Jamie began by giving an overview of our water. He said our water looked good and with proper water filters at home, our water is as good as municipal water. For most systems he likes to let the water softener do most of the work of excessive mineral removal. Then install a filter after the softener as a final measure. Some homes have a higher amount of minerals and he finds a pre and post filter works well for those. Jamie also said reverse osmosis is another way to remove minerals for final cooking/drinking. He then took questions from the floor.

- S. Wood, Lot 127, asked about proper P.H. Balance.
  - Jamie replied that our water is P.H. Balanced.
- S. Wood, Lot 127, asked if a water softener helped with P.H. Balance.
  - Jamie said that no it didn't.
- M. Sabatini, Lot 25, asked if Reynold's Water would come to our homes to do an estimate on water filters.
  - Jamie said yes and gave the website ([reynoldswater.com](http://reynoldswater.com)), They have a facility in Farmington Hills, phone number (248-888-5000).

The meeting proceeded with introductions of the FKHOA board members by M. Levine, Lot 111.

**Item III Approval of the minutes of the November 18, 2021 Annual Meeting.**

The minutes of this meeting were made available to every household on the FKHOA website last spring. M. Levine, Lot 111, asked for comments or corrections to the minutes as shared.

There being no comments D. Lodish Lot 147 made a motion to approve minutes as presented. The motion was seconded. Put to the vote the minutes were approved with no objections and duly signed.

**Item IV Treasurer's Report:**

Recap: Scott Wood, Treasurer, Lot 127, presented the annual report consisting of the Balance Sheet as of September 30, 2022, followed by the Statement of Revenues, Expenses and Net Assets for the year ended September 30, 2022. S. Wood shared that our net assets total \$138,123, (\$95,721 in cash, \$15,001 in accounts receivable and \$27,401 in permanent assets). S. Wood reviewed the Statement of Revenues, Expenses and Net Assets next. The total revenues = \$66,307 and the total operating expenses for the year ending September 30, 2022, were = \$61,090. Therefore, we were \$5,217 revenue over expenses. Refer to reports for details.

**Item V. Old Business**

- A. **Water System Update:** S. Wood, Lot 127, shared that all the required water tests have been done. The water quality report is emailed to residents and is also available online.
  - 1. **Lead & Copper Testing** - Scott said that testing had been done on 5 houses with good results.
  - 2. **System Repairs** - Scott said that we had minimal repairs on our system this year. He said that he has a water meter on order and that a new 4g cellular board was installed for the generator system. We also had the tank cleaned this year and a repair was done to the water level sensor system.

**Item VI. New Business**

- A. **Proposal to Increase in HOA Dues:** S. Wood, Lot 127, began by explaining that there is a need to increase our annual HOA dues. He turned the discussion over to M. Williams, Lot 63.
  - 1. M. Williams, Lot 63, explained that we have had one increase in dues since 2006. We feel this is a factor in why our reserve money has been decreasing for many years. Mary showed that if the dues had been increased to cover inflation our dues should be over \$500 currently. It is suggested that we review our dues annually and adjust for inflation and expenses. She said that raising the dues to \$550 per year, or \$275 per billing is a good step in helping to build the reserves.
    - a. S. Wood, Lot 127, talked about repairs and their cost justifying the proposed raise.
    - b. J. Berkowitz, Lot 97, proposed we raise the amount to \$600 annually.
    - c. R. Zanetti, lot 105, mentioned having an assessment done. Scott replied that we are trying to not do that.
  - 2. M. Levine, Lot 111, made a motion to increase the annual dues to \$550. Seconded by J. Hewett, Lot 21. Put to the vote, the motion to increase annual dues was approved.
  - 3. J. Berkowitz, Lot 97, made a motion that we amend the increase in dues to \$600 annually. Seconded by M. Sabatini, Lot 25. Put to the vote, the motion to increase annual dues to \$600 was not approved with 4 in favor and 21 not.

- B. **Annual Budget 2022-2023:** S. Wood, Treasurer, Lot 127, reviewed the Fiscal Year (FY)22 Budget with the FY22 Actual Results, along with the FY23 Budget (proposed). We budgeted \$61,320 for FY22 and our actual total expenses were \$60,512.62. We have budgeted \$70,120.00 for FY23. Our net income is \$4,175.00.

M. Levine, Lot 111, made a motion that the proposed Annual Budget be accepted. Motion was seconded by M. Sabatini, Lot 25. Put to the vote, the motion to accept proposed 2022-2023 Annual Budget was approved with no objections.

C. **Slate of officers for 2022-2023 Board of Directors**

|                 |                |
|-----------------|----------------|
| President:      | Milt Levine    |
| Vice President: | Brent Slater   |
| Secretary:      | Sandy Ashcroft |
| Treasurer:      | Scott Wood     |
| Member at Large | Deborah Lodish |
| Member at Large | Maria Sabatini |
| Member at Large | Mary Williams  |
| Member at Large | Open           |
| Member at Large | Open           |

- D. **Nominations from the floor:** J. Berkowitz, Lot 97 accepted a nomination as member at large. He needs to complete the “Willingness to Serve” form.

- E. **Vote for Officers** K. Haydu, Lot 147, made a motion to accept the slate of officers as presented. R. Fortuna, Lot 88, seconded the motion. Put to the vote, the motion to accept slate of officers as presented was approved with no objections.

- F. **Traffic on Gilchrest:** R. Pryor, Lot 105, addressed the board about the traffic on Gilchrest. S. Wood, Lot 127, told him we think this increase in traffic is due to northbound Orchard Lake Road being closed for construction. A traffic study was done this summer and a second study would be done now that the work on Orchard Lake Road was complete. Scott also stated that Mark from the city said that he would support a limited left turn sign on northbound Middlebelt at Gilchrest, a new speed limit sign on Gilchrest or a no thru traffic sign on Middlebelt at Gilchrest. It was also noted that the city does not enforce no thru traffic. R. Pryor, Lot 105, said he would be happy with a limited no left turn sign. J. Berkowitz, Lot 97, said he would like signs up that said, “No thru traffic.” He asked that a poll be put on our website. M. Sabatini, Lot 25, said that any solution we propose to the city will need to be reviewed and approved by city services (Fire Department, police, ambulances etc). J. Berkowitz, Lot 97 stated that the traffic study will probably be done in 2023 so no decision is needed currently.

- G. **Adjournment:** J. Berkowitz, Lot 97, made a motion to adjourn the meeting. Motion was seconded by M. VanDyke Lot 55. Put to the vote, the motion to adjourn was approved with no objections. Meeting was adjourned at 8:08 PM.