

Bloomfield Village Association

Trustee Meeting

October 20, 2015

Trustees present: Andrea O'Donnell, Tom Brookover, Jeff Kern, Tim O'Hara, Ron Ross, Jack Marwil, Andrew Fromm, Cathy Weissenborn, Art Atkinson (Village Mgr.), Tim Currier, (Village Counsel)

Andrea O'Donnell called the meeting to order at 6:56 PM

Fire Department Report: Chief Geoff Hockman Reported

- The fire department made 3 runs during the month of September. The first was a fire alarm cancelled in route, an odor investigation on glengarry circle and a gas leak reported.
- Greg Forrest and Cory Kroneman will be taking the tests for their Firefighter One and Fire Fighter Two certification on November 5th at Oakland University. When completed they will move from provisional to firefighter status.
- The Open House was a great success with another good turnout of village families even though the weather was not so great.

Police Department Report: Commissioner Tom Parker reported

- An alert employee identified wire fraud attempt at Kroger's and notified Police.
- An individual that was distributing hand bills in the village was checked out he had a warrant outstanding.
- Attempted burglary on Amberly but was chased away by the dog.
- Village residents are concerned about Covington and increase in speed once road repairs are finished. Officer Hurd commented that it will require more officers to enforce the speed limit during times of heavy traffic. Speed bumps are not a good deterrent since it slows down emergency vehicles. Using radar guns and other means of enforcement are being considered once Covington construction is completed.

Road Committee Report – Sean Metrose, Committee Chair reported

- The committee is starting over as the last proposal is outdated and was not approved.
- The first step is to have village residents sign an "Expression of Interest" letter. It would require a 51% majority of household's approval for the Road Commission of Oakland County (RCOC) to go ahead and do a study. This would give an up to date estimate for replacing the roads. This study will take up to two years to complete but will not require any upfront cost to village residents. The "Expression of Interest" is not binding. If residents decide not to go through with road construction project they are not obligated to pay for the study.

- The responses will be tracked to see what areas of the village have a stronger commitment to road replacement and may help to establish smaller SAD's in the future if not all of the Village decides not to commit to the road replacement.
- Both with Township and RCOC can arrange financing but the plans would differ.
- The time estimated to complete replacing the roads in the village is about 4 years after the study is done and the final cost estimates are done. In total it will take about 6 years to complete the project.
- The Road Committee will meet to draft a letter to explain the process and will also include the "Expression of Interest" letter in the mailing to be sent out to Village households to be signed and returned.

Architectural Reviews

Andrea O'Donnell read the standard introductory language

876 W Glengarry Circle, – Sean & Christina Metrose - Rear Yard Pool Cabana and Front Yard Piers

- Mike Gordon of Moiseev/Gordon Architects made the presentation. Front Yard Piers will be placed sufficiently off Glengarry and will have lighting. Stone will match other stone used on the property.
- Rear Cabana will match the design of the home and is within the setback requirements.

Motion Approved - Passed Unanimously

1281 Twin Maples Lane – Bill Haughey – Front Yard Piers

- Creative Brick made the presentation.
- 4'4" tall brick piers are proposed to go on each side of the front walk.
- The piers will provide lighting to the front walk.
- It will give balance light and allow for lower wattage lighting from the front porch as the new lighting from the piers will give sufficient light to illuminate the steps.

Motion to approve request and recommend Township approval: Passed unanimously

284 Tilbury Rd. - Jon & Heather Tallinger- Rear Yard Fence

- Home owners want to add a black aluminum fence to the backyard, adding to existing fence to enclose their back yard. Homeowners did not attend as requested to present their plan.
- Majority of fence will be hidden by landscaping

Motion to Deny – Passed unanimously

1124 Covington Road - Cedric and Jennifer Ballarin – Rear Yard Hot Tub

- Hot tub to be place at the rear corner of the house. SE corner
- 7 to 8 Arborvitae will be planted to screen the Tub from view from the front and side of the house
- Will have a hard cover so no fencing is required

- Discussion with the board as to the possibility of moving the tub completely behind the house. The home owner said that would not be desirable with the windows there.

Motion to approve with final landscaping approval with Art - passed unanimously.

3365 Morningview Terrace - Chris and Sara Kowal- Rear addition

- The Kowals want to add a rear addition that extends an inside corner of the house and does not add to any encroachment into the front or side yards
- The additional will require a 7.75 ft. variance from the Township or 27.25 setbacks from the back lot line. The Township requires 35 ft. and the existing setback of the house is at 27.5 ft.

Motion to approve with recommendation that the Township grants the 7.75 ft. variance – Passed Unanimously

1407 Sandringham - Unapproved Paint Selection - Walter and Lorilee Rothschild

- Home Owners did not come in to talk to Art in response to the letter that was sent to them in September. The letter notified the Rothchilds that they should present and get approval from the board and any future changes should be sent in as a proposal with color Samples.
- The Rothschild's sent a letter stating that they were thinking of changing the colors anyway in the spring.

Motion to Approve Nunc-pro-tune, with the approval letter explaining the deed restrictions regarding color selection for homes in the association, Passed unanimously.

876 W. Glengarry Circle - Expired Implementation Time / Play Structure Screening- Thakar/Ravikant

- The Homeowners reviewed their plans to screen the play structure with landscaping. They felt that they could get most of the estimates done by the next week but may not be able to get all the plantings done this fall. They agreed to take down the structure if required.

The Board agreed to give them more time to complete the work.

Approval of 9/15/2015 Minutes – Motion to approve with changes passed unanimously. Changes will be made and minutes will be posted to the Website.

Treasurers Report – Cathy Weissenborn's reported to the board that she had reviewed the September activity of our accounts on line and found them in order. The President has also reviewed statement activity.

- Budget Issues for 2016: Cathy highlighted some of the budget issues for the next year's budget and there was discussion from the board as to appropriate increases and changes for next year. Other items discussed:
 - ✓ 5,000 will remain in the budget for the repair of the pavilion with the provision that the project is approved by the board before the money is spent.

- ✓ Street signs continue to need work, currently about 4 signs are replaced per year at about 500 per sign. Suggestions to find a better way to maintain the signs are being considered.

Motion to approve Treasurer's report- passed unanimously

Legal Report – Tim Currier reported one lien remains for 2014 on 650 Lasher Road recorded in April. Tim also responded to a question regarding how some HOA's will fine association members for reasons of not following association rules and restrictions. Tim indicated that to implement something like that in the Village is would require approval by Village association members. Tim also reported that changing Maple Rd to 3 lanes has gone on without much fanfare.

Village Manager's Report:

- 3rd notice for payment of Maintenance Fund assessment went out in August. 11 homes remain unpaid. 2014 has one home outstanding.
- Village 2015 Fall Bulletin ads \$6200 billed, \$200 paid. Summer Bulletin billings are all paid up.
- Architectural guidelines need final updates approved by the board before it can be finalized and printed.
- Bradway Park Pavilion – Garden Club said we should redo the concrete and budget more money to make sure it is done right.
- Bylaws- transcribed version has been posted to the website.

Village Manager Actions

- 575 Hamilton Rd – Township has issued final notice to the homeowner and will follow up.
- 1407 Sandringham – Homeowner received a letter from Art to go through the approval process to have their colors approved. They were not pleased with the notification but did indicate that they were planning to repaint the home.
- 655 Hamilton Rd. – House is vacant and has not been maintained properly with neighbors complaining about peeling paint and landscaping not being maintained properly. Homeowners did come to the Village office and said they would try and resolve those issues by October 12th 2015.

Old Business

- Board will need to approve changes to the bylaws with the proper definition of who is an association member and who is allowed to vote.
- Suggestion was made to look at other HOA websites to see how others define membership and address voting rights and email those idea to board members so we can discuss at the next meeting.
- Website discussion – money has been set aside in the budget to start the new website.

New Business

- Tonya Newberry's request to put out flags for the 4th of July was discussed and the board agreed that it was advertising and the bylaws state that it is not allowed. Art will notify Tonya that it will not be allowed in the future.

- Office capability, new copy machine - Art submitted a proposal including an estimate to replace our existing printer with one that would provide more capacity to make copies of various documents, create PDF's , etc. The Board approved the purchase of a new machine once all the options are presented and reviewed. Art will look into other options including estimates on leasing a machine at the suggestion of Ron Ross.

Meeting adjourned at 8:56 pm

Next Meeting November 17th, 2015

Respectfully Submitted by Jeff Kern