

MINUTES OF THE CHHA BOARD OF DIRECTOR'S MEETING
November 3, 2016

Marques Nelson, Vice President, called the meeting to order at 7:04 p.m. at Canton Twp. City Hall.

PRESENT: Scott Burek, Lynn McCormick, Linda Bedard, Vivien Pierson, Yvonne Emery, Marques Nelson, Richard Benoit,

ABSENT: Gretchen Harrington

GUESTS: Roy Hart, Scott Bell, Margaret Waldecker, Richard Waldecker

MINUTES: Vivien said there was a correction to the October minutes. Vivien was absent in October. Scott made a motion to accept the October Minutes with corrections. Vivien seconded. The motion passed.

CORRESPONDENCE:

Yvonne said that a resident emailed that Hanridge Park looks good, but the other parks need some branches trimmed and dead branches removed

TREASURER'S REPORT:

- Scott reported that there is \$47,395.64 in the General fund and \$15040.23 in the Snowplow fund. Vivien made a motion to accept the Treasurers Report. Richard seconded. Motion passed.

PRESIDENT'S REPORT:

- **Attorney,** Thomas A. Meconi, has retired. Lynn recommended Jeff Jones. Lynn has worked with him in her job as Property Manager for several years and said he is experienced with liens on properties and court appearances. He charges \$200 per hour. Mr. Jones recommended waiting for 2 years before calling in an attorney for delinquent dues. The Court requires a minimum of money owed by the resident before they will hear a case. There would be no retainer fee to have Mr. Jones on call for CHHA. Vivien moved that we retain Jeffery Jones as CHHA Attorney. Scott seconded. Motion passed. Yvonne suggested putting in an article about the new CHHA Attorney and the new process to collect delinquent dues.
- **Projects:** Lynn handed out a packet with suggestions for some projects for 2017. She met with Luigi Ferdinandi & Son Cement Co. and got a quote for some cement work in the Parks.
 1. **Cement-** Replace a 5 ½' wide by 333 foot long path with a 4" base costs \$14,344. There is another 38 feet of cement path in the other parks that also need to be repaired. For an additional \$1600. Lynn asked if this should come out of the 2017 operating budget or reserves. Scott and Richard said it should come out of the 2017 budget.
 2. **Tennis court-** Lynn suggested repairing the cracks rather than resurfacing. Marques said if there is not enough interest, we should repurpose the courts. Yvonne suggested putting five choices on the Dues Form to get input from Residents. If we use the court as a Dog Park and provide doggie bags, Oakley (lawn service) said they could replenish them.
 3. **Playground Equipment-** Yvonne said November 30 is the deadline for the sale prices. Richard volunteered to be on the committee with Yvonne and Lynn to evaluate which play scape needs to be replaced first.
 4. **Mulch-** 90 yards of playground mulch, installed, is \$4,365. This needs to be done every other year in all parks. Vivien said she is concerned that the mulch will "disappear" if it is not installed the same day of delivery. Marques moved to have Oakley install 90 yards of playground mulch. Scott seconded. Motion passed.
 5. **Signs-** Lynn said we may need to replace the signs. Yvonne suggested painting the posts black on the signs to make them look better. Roy suggested using sandwich boards to advertise board meetings and garage sales so they will be easier to see. The signs at the entrance to the parks with the rules are all fading and need to be replaced.
- **Landscaping:** Lynn met with Oakley and went through all the parks to get prices for improvements.
 1. \$832 to remove overgrowth in all Parks in lawn area, either along a fence or along the woods.
 2. Fallen box elder branch in Leeann Park needs to be removed for \$75.
 3. \$1300 to regrade the lawn in Paul Revere Park
 4. Clean up the Island at Washington Way and Carriage Hills Drive for \$485. Oakley will remove all but the large tree and reseed the grass.

- **Landscape Contract Revision:** Lynn said we need to raise the number of lawn cuts to 21. Scott recommended a trial year to see if it works. The extra cuts would be in the fall. May and June has cut every 7 days. July and August has cut every 14 days. September and October would have a cut every 7 days.
 1. Hand weeding around the Playscapes 5 times will cost \$750. The Board voted to approve this cost.
 2. Spring cleaning does not include removing the leaves from the Play areas. This cost is \$455 plus \$650 for the fall clean up
 3. Oakley empties the trash in spring, summer, and fall. To empty trash in winter will cost \$450 (five times). The Board voted to approve this cost.
 4. Edging along the curbs and sidewalk will cost \$988 the first time. Scott feels the leaf clean up should be included in the increased price. The original quote is for \$6,045. The new price with all the extras is \$9,938. Scott made a motion to approve the amended contract for the Landscape for Oakley if they agree to include the leaf clean up. Vivien seconded the motion. Motion passed.

NEWSLETTER: Yvonne needs a check for colored paper for the newsletter.

SNOW REMOVAL: The price went up \$250 this year. Brickman changed their name to Brightview. The Board agreed to the \$250 increase for this year.

DUES: According to the bylaws, the annual dues may be increased 3% annually. The dues are now \$47.49. The Board discussed raising the dues and decided to table the issue until next month when the budget is worked out.

Meeting was adjourned at 7:50 p.m. Next meeting will be held December 1 at Canton Chamber of Commerce on Hanford Road.

Respectfully submitted,

Linda Bedard,
Secretary, **CHHA**