

Sunflower Village Homeowners Association

General Session Meeting Minutes

From Wednesday, April 16th 2025 meeting

Hanford Clubhouse

digital file #33

A. Call to order – Chico Rodriguez, President

The General session was called to order @ 7:00 pm_____

Member attendance as follows:

Chris Carlisle	Present
Khalil Kandah	Present
Melissa Lichtman	present
Ann McGowan	present
Bill Muse	present
Chico Rodriguez	present

Roll call/Board Member attendance – Bill Muse, Secretary

Resident attendees: Tavis McDonald, Nolan and Jenny Serafin, Bob Parker, Jeff St. John, Patel, others.

A. Homeowner's forum:

Several residents requested waiving of late fees occurred on their dues.

Resident #1 Requests late fee waived due to claimed confusion on original billing and not paying full amount.

Referred to previous legal response on Feb 27 and original billing. Will discuss in exec board mtg.

Resident #2 Says that never received original invoice- has incurred a late fee on late fee. Will discuss in exec board mtg.

Resident #3 Says that out of country when dues became late due to death in family. Will discuss in exec board mtg.

Resident #4 Says that dues payment dropped off on time by daughter. Office records dispute this. Will discuss in exec board mtg. *Board agrees to provide written responses to the residents after discussion in executive board mtg.*

B. Approval of minutes

Items	Purpose	Who
Approve general meeting minutes of 3/19	vote	Motion – Ann Second – Chris Approved-4/5 K ² a

C. New Business

Khalil - Bulk purchase tree program revisited. Canton approved trees at cost from Crimboli if 50 agreed to.

Will discuss further in executive.

D. Association managers

3 rentals at GB and 5 at HF clubhouses. No damage fees.

Dues 1550 homes (93.9 % as of today)

7 outstanding liens 12/2024. 23 x > 2 yrs delinquency on 4/15/2025

April late fee invoices mailed out April 3.

IRS penalty of \$ 612.44 paid 4/10. Due to O&S audit delay. Presumably they will reimburse?

Pool update- 16 lifeguards returning, 3 interviews set up. Evan back after Easter to coordinate.

2 round tables at GB are broken. Replace? Can we find matching? Check storage

Website (Randy) is up and has a functional calendar.

Garage sale announcement for May 1-3 9am – 5 pm.

Request for Burger Spot dates for clubhouses. Will check dates and vote online.

Resident requests 7:30 am pickleball open. Short discussion. Agree to keep times as posted.

Carpet issue at HF fixed

E. Maintenance manager (Dennis)

All nets up. Talked to landscaper (Metro Star) about Arbor Vitae wall behind GB courts to mitigate noise.
Cost \$7,500 – 15 k
Northeast corner tree at PB court removed.
Lock replaced in GB pump room.

F. Treasurer's report (Khalil)

Income \$99,082 March. Outgoing \$24,069 Big bill in March \$11,177 for road salting.
Fund balances reported (see K² handout)
Future expenses billed into April/May: Boilers at HF and GB. Permadry and chairlift at GB.

G. President's report (combined with procurement-Chico)

Pool Town initial order placed for 4/24 delivery. Due to lack of deliver trucks, order shifted to PoolChem in Canton at similar rate for chemicals.
Mr. Rooda provided info on picnic planning.
Credit from Jan Pro for areas not cleaned during winter (showers)
Zach Michels (canton planning comm) consulted about trimming trees on Warren ave. easements
Quote requested for sign electricity on Warren ave. Previous \$10,000 to lay cable to sign.
Contact at PCCS (Jill Minnick) responded to dues statement. Will arrange to come to future meeting.
April 21st will be first Clean Cut cut of sub.
Reserve mtg April 9th to discuss future repairs needed. 5 weeks to get report.

H. Committee reports (Committee chairs)

- a. **Communications (ML)** - nothing to report.
- b. **Common grounds** - see above – DTE electrical to sign and new LED light status.
- c. **Garden (ML)** No news
- d. **Social** John Rooda to spearhead Picnic planning.
Can we provide work hours for PCCS NHS students? Clean up, etc.?
- e. **Road/Snow (KK)** Problem areas: Drexel and Longwood
Bartlett and Brunswick entrances, Citation water main break area.
Pull the Pazer study. Which one best? 2016?
Road fund paid up to 2028. Up to 200 K available for 2029-2033. Multiple applications for sub?
Canton estimates repair costs of \$ 3800-4200 per slab replaced.

Next board meeting scheduled for 7 pm on Wed. May 21st

- I. Adjournment 8:25 pm** Motion to adjourn = Khalil
2nd = Chris. all present in favor.