

Bloomfield Concord Condominium Association

44th ANNUAL MEETING OF MEMBERS

Tuesday, May 31, 2022

At the Bloomfield Township Offices (Auditorium)

4200 Telegraph Road

- I. Call to Order at 6pm on 5/31/2022
- II. Statement of Quorum we have exceeded the quorum requirement of 30%
- III. Secretary Report - due to our filing of an extension, Motion Felicia, Second Dawn
- IV. President Report
  - A. Carports have been repaired, some of the posts need to be scraped and painted, and will be addressed as finances allow
  - B. Painting of the buildings, Dave met with the painter this morning and we are scheduled for the second week of July (weather permitting). We have been postponed twice now, and if we are delayed again, we will seek a new contractor, but cost is a concern.
  - C. We have been enrolled in the budgeting app through Highlander Group, so all co-owners now have access to monthly financials. The app also for group email notices about lawn and tree care.
  - D. Various security firms were contacted after our December meeting. The following issues were discovered; we need WiFi, a server, and a warm space to house it. Due to the costs of those items, it is cost prohibitive to install a security camera system in the association. You are encouraged to install a Ring/doorbell camera on your unit and to call 248-433-7765 if you see something concerning or suspicious.
  - E. Striping: the curing agent that was applied after the concrete was poured, prevented the paint used for the stripes to adhere. Once the curing agent is gone, we will have ASI repaint the black stripes.
  - F. Parking blocks were installed at the back of the association to prevent delivery trucks from driving across the grass and the plow truck from destroying the sod at the end of the street as well.
  - G. The tree that was growing over from Kopson Ct was dealt with today (5/31), and the maple trees were trimmed today as well.
  - H. Due to the low income from the washing machines in the apartment style buildings, the contractor is not able to replace the machines in the basement. We are currently operating below their financial threshold, but will continue to honor their contract with us due to our long history with the company. They will replace machines that break, but they will be with similar machines.
  - I. We also sent out a survey to apartment-style co-owners regarding the idea of increasing the cost of operating the machines to get new machines and only three co-owners responded.

- V. Treasurer Report - no report given due to BCCA filing for an extension for the 2021 fiscal year.
- VI. Election of Directors - one director to be elected
  - A. Nominations from the floor
    - 1. Carol Weaver was nominated by Dawn
    - 2. Gloria Vanderbilt was nominated by Carol
    - 3. Motion to close Carol, second Felcia
  - B. Introduction of candidates
  - C. Cast ballots
- VII. Election Results - Dave Brotman was re-elected. This is a two-year term. Tim and Jonathan will be up for re-election next year.
- VIII. Open discussion
  - A. The question was raised if the management company could provide the email addresses of everyone in the association to help drive attendance.
  - B. The question was asked about changing the bylaws to expand the board or committees.
  - C. Dan and Carol noticed the electrical work that was done by DTE recently and Dan overheard the workers talking about how the work should have been quite a while ago. It was suggested to have DTE come out and check all of the lines in the association to make sure that there aren't more that need to be replaced/repared. Dave is checking with DTE regarding the lights provided for safety to make sure those lines are checked.
  - D. Question was raised regarding when the board meets and if minutes are available. The board is required to meet once a year, according to the by-laws. There seems to be interest in making the board meetings available to the association so they can share information/concerns more often than our annual meeting. Board meetings are not open to the association, by Michigan Condominium Law.
  - E. The concern was raised again regarding the chemicals being used on the trees and lawns. Going forward, the company will provide the list of chemicals being used in the treatments. The spray schedules and chemicals used will be provided as they become available. If there are concerns, regarding any particular chemicals, can we seek green alternatives?
  - F. For personal security, Ring (or similar) doorbells are recommended, any other cameras installed on the exterior must be approved by the board.
  - G. Some equipment was left on the lawns during the street construction project, which damaged the lawns. Not all of the spots were repaired by sod. There is also some concern regarding the lack of mulch in the last two years.
    - 1. We are working with our lawn care company to seed places that need to be repaired
    - 2. Our irrigation system will be turned on in the coming weeks, which will help the growth of grass

3. After some tree trimming, some bare spots were revealed, and there are plans to improve those areas (again, dependent on the irrigation system and a treatment that was sprayed to prevent the growth of crabgrass).

H. Can the board meet to discuss how to use the Highlander app for email communications. Just looking for better communication throughout the association.

IX. Adjournment at 7:00pm