

Knob Hill Homeowners Association

Board Meeting Minutes

Date: November 16, 2010, 7:30 pm

Location: Cary & Thomai Gersh residence, 5072 Van Ness Drive, Bloomfield Hills, MI 48302

Attendees:

Stan Krajenke
Cary Gersh
Mary Ann Myers
Luis Watts
Libby Levine
Wally Gaer
Corinne Sorey

Committee Reports:

Treasurer: 7,974.46 current balance
343. Account Payable
1,950, Accounts Receivable
25 unpaid dues Luis will draft/send Reminder Notices.

Social: No new activity.

Grounds: Wally to research commons area legal description. Bid requests for 2011 cutting/fertilizing season.

Architecture: No activity

Welcome: Libby to work with Luis on new homeowners names and print directory/by laws packages.

Communications: Target January newsletter.

I. Old business

Road Resurfacing –

Proposed to add sub committee on road resurfacing project. Address talking points and script. Need plat #s to begin Expression of Interest. Libby volunteered to get from county.

Fence - Luis proposed to draft a required permission form to be provided by the owners of lots abutting the fence we plan to replace. We will need to get signatures and present the forms to the city to get our permit to begin work targeted for Spring 2011 to begin work

Township Ordinances: Review Township Ordinances: Parking on roads, Boulders on road frontage. Wally Gaer to report next meeting.

1. on-street parking, no ordinance covering parking on the street at particular hours. Vehicles must be moved after 48 hours in one spot. They do not have to be moved very far. Vehicles on curves that pose a danger could be subject to the parking ordinance. (source, Officer Matthew T. Hill)
2. rocks and/or boulders, no ordinance covering rocks and/or boulders. If township plow drivers complain to township Lead Code Enforcement Officer, Brenda Schlutow, regarding the placement impeding plowing, she will put the resident on notice to move them back eighteen (18") inches from the edge of the road. The road right of way spans thirty (30') feet from the mid-point of the road. The homeowner would be liable for any

damage to any vehicle striking the rock/boulder in the road right of way. (source, Brenda Schlutow)

3. walking, running or bicycle riding, no ordinance covering these. However, bicycle riders must stay as far to the right as possible. The general rule of thumb is for walkers or runners to stay as far to their left as possible. (source, Officer Matthew T. Hill)

II. New business

Legal: Luis brought to boards attention Knob Hill Homeowners Association needs to be registered with State as nonprofit corporation.

Mary Ann Myers will contact our legal representative, Steve Harris to address liability insurance coverage and reference deed restrictions/right to collect fees to maintain common areas dues at next meeting. Cary motioned to possibly amend by laws after we obtain incorporation and change “dues” to annual assessments. Wally Gaer seconded motion. Luis will forward a proposed by law template to be discussed at next meeting.

Mary Ann Myers will also contact Bloomfield Township clerk’s office to register 2010-2011 Knob Hill Homeowners Board Members.

Next meeting: December 14, 2010, 7:30 pm at Stan & June Krajenke’s residence, 5241 Fairmont Hill Court.

Adjournment: Meeting adjourned 9:15 pm

For corrections, additions or questions regarding the minutes contact:

Mary Ann Myers, Secretary
248-851-8411
5282 Van Ness Drive