

ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION

NOVEMBER 9, 2023 MEETING MINUTES

Meeting called to order time: 7:00 pm

Present Gaffield, Carman, Anspach, Pritts, Seetoo, Cederquist, Stancroff, Eisbruch, Concannon, Trulik, and Klingsten.

Absent: Mooney

Agenda: Wendy asked those present if they had any additions or changes to the agenda but there were no changes. Following a motion by Brad, seconded by Robyn, the agenda was unanimously approved.

Minutes:

Sept meeting Pete had circulated minutes from the September 13th meeting to the Board on October 9th. Jack circulated a typographical correction to Pete and copied us all on October 19th. Wendy indicated that the phrase “May and December” should be changed to read “June 1 through August 31. Brad made a motion seconded by John to approve the minutes as amended.

June Meeting. Pete was to provide June minutes. Since he could not attend tonight, and we had not received the minutes, this was tabled to our next regular meeting.

Wendy noted that she could not find minutes of meetings held in 2023 among our new google docs except for February. She will reach out to Pete to see if they are posted elsewhere

Treasurer’s reports:

Wendy shared Joe’s Expenditure Log entries from May 16 through Nov 14 on Screen. It was determined that at least one expenditure was not entered into the log. Some checks may not have been cashed yet. A discussion was held about our IT and Web expenditures and it was noted that we have 3 different costs

Mailchimp costs: These are billed to Emily monthly and we reimburse her periodically. We last paid her \$190.98 in May that reimbursed her for those charges from November 2021 through March of 2023.

Go Daddy Costs: These are our email costs. We have reimbursed Pete for these costs through Sept 2025.

Weebly Costs: These costs are for hosting our website and cover by past board member, Anne Karabakal and Joe last made out a check to her for \$119 on October 24 2023 which will cover those cost to 10/21/2025.

Joe noted that Comerica’s \$6.95 online banking fee had been waived for only the first year. He is trying to get that banking fee waived

The Board discussed the Fall Festival expenditures. A poll of those present found the balloon costs had not been reimbursed. Also, it was suggested that the 45.80 flyer costs should be included in that report as Fall Festival costs.

Wendy indicated that she was still experimenting with the format for the Treasurer's reports and had circulated draft copies of the report for May 2023 and September and October to the Board just prior to the meeting. It was decided that there were a few discrepancies that should be corrected and rather than try to amend them on the table, Joe and Wendy would meet sometime next week and make the changes and then re-circulate the report.

Standing Committee Reports:

Nominating: There was no report.

Budget & Finance: Wendy reported that both federal and state filings had been successfully made and that the cost for the state filing was indeed \$20.

Membership: Connor had circulated his report to the Board prior to the meeting. He indicated that membership was now at 24.1% with 136 members. The report indicates total receipts so far this fiscal year are \$3,370. It appeared that Barry Johnson who lives in Bromley paid his dues. Wendy said she would write to him and thank him for his donation and see if he knew Bromley was not really part of OHMHA and determine if he wanted his money back.

Old business

Fall Festival: Steve reported that the event was successful. He thanked those who helped with set up and take down. He said there was a need for better coordination among volunteers to avoid overlap. Amy thanked Wendy for sending letters to the Chinese yo-yo presenters thanking them for their part in cultural exchange. Steve said that the Leslie Science Center has suggested that we make any future reservation as early as June. It was suggested that Wendy should also send official thank you letters to the other presenters. Steve indicated he would provide the information to Wendy so she could do that,

Welcoming Committee: Amy reported that she had met with Jerry and learned a lot from their discussion. She said she was impressed by how many new residents we have. She now knows the procedure and can send packets to some people and will deliver others as needed. Wendy pointed out that Amy had been able to deliver packets to 9 homes before the Fall Festival and thanked those who helped her get those 9 names.

Michigan Title Record Act:

Wendy stated that she received the report from the attorneys at the end of yesterday. She said the document is 13 pages long and still needs to be digested. She said she would convene a meeting of the MTRA sub-committee and those residents who had asked to be part of the subcommittee *as quickly as possible* in November. She said that Pete had already indicated he still had some questions and that she herself had some questions. Wendy and Brad both said that there were some differences between the various subdivisions, with the Windemere Subdivision having

some separate issues. Jane suggested that we should send a letter all homeowners and volunteered to draft such a letter. Brad and Wendy said we should not do that until after the sub-committee met. Wendy indicated that perhaps TC1 issues, still to be discussed at this meeting, would have to be addressed first. Wendy indicated that we will want need to inform the whole neighborhood soon the expanded sub-committee needs to meet first. Wendy told Jane she could work on a draft of such a letter so it could be discussed with the sub-committee, but not to communicate this until the committee could discuss it.

Clague Traffic: Brad reported on his exchange with Margolis about the traffic problems at Clague, Thurston and Logan. He said that the school district is aware of the problem but does not seem to have solutions. Discussion included reasons for the amount of vehicular pick up and drop off, including changed busing patterns, COVID practices and supposed rules about kids 3rd grade and under not walking to school without an adult. A school committee is working on getting safe routes to school. There was discussion about how we could help with potential solutions, including using our website and newsletter and Mailchimp to encourage changes, perhaps finding ways to encourage more kids to walk. Jane had some good ideas and Brad agreed to work with Jane on this topic.

DTE Meeting: Jack reported on the meeting of some members of the Board with two DTE public relations people at their request. They gave a presentation and told how they will be spending money in Ann Arbor to improve infrastructure, though timelines are soft. Jack agreed to write a letter for the next board meeting on this topic. The Board also discussed a possible desire to do another solar meeting perhaps with Michigan Solar and a new opportunity with the City to get reduced prices through a new City supported program being launched November 15th. Wendy agreed to share this with the board. Jane asked if Solar could be added to new business.

Update on Owl Creek: Wendy explained that the Owl Creek property on Nixon was asking to rezone their property so that they could build additional units on the parking lots that were required when they originally built but are no longer required. She said that at this point they have been asked to re-submit their site plan and their zoning application is still being reviewed. It was suggested that increased density would increase traffic problems on Nixon and perhaps put pressure on the wetland. Wendy asked for help from Jane and others with an interest to help keep an eye on what they are doing.

New Business

Email Forwarding: Wendy stated that scams purporting to originate with her have been increasing, including two different emails sent out this week have been a problem and that considering using email forwarding was one approach. She said that she would never ever, ever ask for money or gift cards from Board Members and if we ever need to raise money from the board and talk that would be a topic for discussion at a Board Meeting . . . The Board was told that they could hover their cursor over the sender's email address, see the actual email from which the message was sent and see that it was not from Wendy's personal email. Wendy told the Board that she had wanted to be available and open to the neighborhood and did not particularly have a need to remove her personal email, except for the possible effect that such scams might have on

individual board members who might be taken in by scam emails. Robyn indicated that she received such an email right after she joined the board and she had almost been taken in. She suggested that new board members should be warned about this. While Brad indicated that anyone who uses email is likely to encounter this problem, email forwarding using an alias email address like president@ohmha.org or ohmha.president@gmail.com could reduce the risk by some small percent. Jane has offered to set this up using an alias online and forwarding any messages to a board member's actual email address and it is expected that this would not require a maintenance fee. However, Wendy said that since her email is already available online and since it would take some time for the neighborhood to adjust to a new email address, it might make more sense to wait to switch to using a new email, until the start of the next term when she was not the president. Brad suggested that he would put together a description of options, have it approved or edited by Jane and then they would circulate something to the Board.

Find a new home for the Sound Equipment: Wendy reported that both Steve and Connor offered to take on the storage of the equipment.

Newsletter: There will be no regular newsletter until March

Community Forum: A date needs to be set for the Community Forum so that planning can begin. Although for the last few years it has been held in March, it was suggested by Jack as a winter activity in February held at Zoup. Robyn indicated that school holidays would exclude the last two weekends in March. Wendy will explore option for a late February or early March Community Form date, and circulate that to the Board. Jack felt certain that we could use means other than our regular newsletter to advertise the activity. He also felt that we would get better attendance if the event was held on ZOOM.

TC1-Update: Wendy updated the Board that the Planning Commission had held their required public hearing and that they had not only passed the recommendation for Plymouth Rd properties to be rezoned but added properties on Green Rd even suggesting that the Post Office should be rezoned. Although First Martin had asked that their properties be removed from the rezoning and OHMHA had provided a letter asking for 3 properties on which we hold restrictive covenants executed in the 1980's that will last another 60 years to be removed from the list (Hoffmann First Martin, and Oxford) the planning Commission did not seem to understand or care. Our reciprocal covenants restrict the size, height, setbacks, and screening and TC1 rules conflict with these covenants. At the current time Courts are upholding this type of covenants. Jane suggested we consider asking an attorney to write a letter to City Council. Wendy proposed that the MTRA sub-committee (Jack, Wendy, Brad, Jane, Pete) meet as soon as possible to discuss next steps. Two dates were suggested (3:00 PM Sunday the 12th or 8:00 PM Monday the 13th).

Next Regular Meeting: Jan 18th 7-9

- a. Set date for Next Meeting Tentatively set for Jan 18th
- b. Set a date for Community Forum
 - Wendy to find a date in first two weeks of March or in February

9. Round Robin

1. Jane suggested we could hold another solar presentation with Michigan Solar. The Board discussed the City's new Battery offering.
10. After a motion by Jack, seconded by Brad the Meeting was adjourned at 8:58