

Bloomfield Square Homeowner's Association 2024 Annual Membership Meeting Minutes

Date: April 8, 2025

Time: 7:30 PM

Location: Bloomfield Township Firehouse, 1155 Exeter

1. Call to Order

- **Mark Baynham** declared a quorum at 7:39 with 24 households represented. The Bylaws state that a quorum is 10% of our 164 households or 17 families.

2. Agenda Review

- **Mark Baynham** reviewed the agenda, outlining the key topics and structure of the meeting. The agenda was approved as read.

3. Current Director Introductions – All Present!

- **Mark Baynham** (President, Acting Secretary)
- **Andy Blea** (Vice President)
- **John Jerge** (Treasurer)
- **Andy Hack**
- **Chris Meathe**
- **Jon Patton**
- **Bryan Steckler**
- **Denise Victor**

4. Approval of Prior Meeting's Minutes

- The minutes from the prior meeting were accepted as read, ensuring that all members agreed with the documented proceedings of the last meeting. Mark moved to approve the minutes as read, seconded by Joh Jerge. The minutes were approved unanimously.

5. Officer Reports

- **President's Report:** Mark Baynham provided a brief history of Bloomfield Square, highlighting its development and the role of the HOA in maintaining community

standards and shared spaces. He emphasized the importance of community involvement and the HOA's efforts in preserving property values .

- **Vice President's Report:** Andy Bleta did not report stating the interest of time.
- **Treasurer's Report:** John Jerge reported that 111 homes had paid dues and briefly discussed the dues process. He also stated that the HOA had to file a tax return and owed the IRS due to interest paid on holdings.
- **Secretary's Report:** Mark Baynham (acting) reported that the board's Secretary role should be taken by another director.

6. Committee Reports

- **Architectural Control Committee:** Mary Ann Jerge reported on the committee's activities, including the review and approval of home improvement projects to ensure compliance with community standards. She reported no active disputes and one request for solar panels. She reminded us that we should submit plans for any outside projects. She also mentioned that she has had the ear of the Township DPW about road repair.
- **Lake Committee:** Charlene Hazan provided the lake committee report, discussing maintenance activities and future plans for the lake area.
- **Master Plan Implementation Committee:** Pat Davis discussed the implementation of the master plan, highlighting key projects and their progress.
- **Maintenance Committee:** Pat and Mark reported on maintenance activities, including landscaping, grass mowing and chemical treatment, and other upkeep tasks. Pat mentioned that the cost of manual weeding had increased. A member offered a suggestion that we hire kids from the sub for this task. We will investigate.
- **Social Committee:** Mark provided an update on behalf of the vacant position, detailing past social events and plans for future community gatherings and the need for a committee chair and some members who can plan a summer party.

7. Old Business

- **Review of 2024 Financial Results:** The financial results for 2024 were reviewed by John Jerge, noting that spending of \$25,000 was \$6,300 less than budgeted. This surplus was attributed to cost-saving measures and efficient management of resources.
- **Other Old Business:** none.

8. New Business

- **2025 Budget Process and Review:** John Jerge reviewed the 2025 budget, including dues collection, taxes, and the MI LARA Non-Profit Report. He explained the allocation of funds for various projects and the financial strategy for the upcoming year .
 - **Total Income:** \$33,400
 - **Total Expenses (Excluding Reserve Actions):** \$36,380
 - **Net Income/Expense:** \$(2,980)
- **2025 Director Elections:** The Bylaws call for a board of no more than nine directors. Seven of the current directors offered to continue to serve. There were three nominations for two open positions after Chris Meathe and Stu Goldstein stepped down (thank you both!), Jonathan Ayers, Brett Cohen (nominated but not present) and Michael Weinstein. The president called for an election of all directors to select nine directors from the ten candidates. Before that could take place, current and long-serving director, Denise Victor, offered to step down to make way for newer residents to serve. Denise offered eloquent words of advice and encouragement to the newer families. Thank you, Denise, for your service on Board! Denise will continue to be a member of the Lake Committee. A motion to elect all three director nominees was made by Mark Baynham, seconded by Bryan Steckler and passed unanimously.
- **Bylaws Update:** Discussion on updating the bylaws to increase the threshold for membership approval of budget items from \$2,000 to \$3,500 and aligning dues with the current level of \$200. This change aims to streamline decision-making and reflect current financial needs. The motion was tabled and language proposed by Richard Victor was discussed. A Change to the Bylaws voting language will be pursued by the Board.
- **Bloomfield Square Main Entrance Improvements:** Plans for improving the main entrance were discussed, including landscaping, signage enhancements and stonework to improve curb appeal.
- **Park Path Improvement Plan:** A plan to improve park paths was presented, focusing on safety and accessibility for all residents. Hunter Park path will be patched and seal coated. Ferguson Park path will be sprayed with herbicide and topped with limestone slag to refresh the surface. Only Hunter Park has been budgeted at this point.

- **Bloomfield Township Clean Sweep Project:** Scheduled for April 26 & 27, 2025, members were encouraged to participate in cleaning common areas. This community effort aims to enhance the neighborhood's appearance. The Township will provide gloves, lawn and leaf bags and trash bags. Debris collected will be picked up on the following Wednesday with the schedule waste pickup.
- **New Committees:** Formation of new committees for roads, playground, and master plan implementation was discussed. These committees will focus on specific areas of improvement and development within the community. Members signed up on paper at the meeting. The results will be announced, and meetings will be called for each committee. No one signed up for the social committee. Without a social committee, the summer picnic will not happen.
- **Website/Directory:** Mark discussed the new website running on WordPress and future integration of membership and dues payment features. This upgrade aims to improve communication and streamline administrative processes and provide member only access to a directory.
- **Other New Business: Bloomfield Square HOA Energy Policy Summary**
 - Purpose: Guide homeowners in making energy-saving improvements and installing solar energy systems per Michigan Homeowners' Energy Policy Act (House Bill 5028) .
 - Energy-saving improvements: Includes clotheslines, heat pumps, insulation, rain barrels, reflective roofing, energy-efficient appliances, solar water heaters, EV supply equipment, energy-efficient windows, and insulation materials.
 - Solar collector: Devices or systems that collect and transfer solar energy.
 - Solar energy system: Components for collecting, converting, storing, and distributing solar energy.
 - General Provisions
 - No adjacent property owner approval needed.
 - HOA will not impose conditions reducing efficiency or require post-installation reporting.
 - Compliance with state and local codes required.
 - Written application needed for solar systems.

- Members responsible for maintenance of systems.
- Application & Approval Process
 - Submit application with details.
 - HOA must decide within 30 days; otherwise, installation can proceed.
 - Denied applications can be resubmitted.
- Policy Distribution
 - Provided to all members within 30 days of adoption and posted on the HOA website.
- Andy Bleta brought up the potential issued of companies leasing solar equipment to homeowners. There was a member suggestion that we require all solar installation to be purchased outright to prevent future concern when the home changes hands. We will investigate.
- The policy will be reviewed and approved by the Board before the MI deadline in 2026.
- **Other New Business:** Members were asked if they had additional new business. No other new business was brought forward.

9. Plans for Future Meetings

- **General Membership Meetings:** Future plans for general membership meetings were discussed, emphasizing the importance of regular attendance and participation the next meeting will be held in November of 2025.
- **Board of Directors Meetings:** Future plans for board meetings were discussed.

10. Adjournment

- The meeting was adjourned at 9:18PM, concluding the formal proceedings and allowing for informal discussions among members.

Contact Information

- Preferred contact method: email at contact@bloomfieldsquare.org.

These minutes were prepared based on the agenda and notes from the Bloomfield Square Homeowner's Association 2024 Annual Membership Meeting.