

**Agenda & Notice of Annual Meeting of the Olde Franklin Towne Homeowners Association:
Tuesday, November 12, 2024 at 7 pm Warner Middle School, 30303 W. 14 Mile Road, Farm Hills**

Bylaws Section 4. Annual Meeting. The purpose of the annual meeting of the Association shall be to elect Directors and to transact such other matters as may properly come before the Association.

Bylaws Section 13. Order of Business. The order of business at the Annual Meeting shall be as follows:

(a) **Roll call;**

Board Members Present:

Ashley Zair, Rachel Sabada, Sarah Jacobs, Jen Hassell, Clarice Bridges, Steve Riefman, Michael Brady, Justin Troxtell, Jimmy Eagle, Jim Shleberg, Ted Bishop

Absent:

Michael Foster, Eugene Greenstein

Quorum Present? Yes

Proceedings:

Meeting called to order at 7:10pm by Chair, Steve Riefman

Leaving the Board:

Sarah Jacobs

Bob Resnick

Interested in joining the board:

Lovely Avington

Jason Sabada

Matt Letizio

Questions:

Can two members of a household serve on the board?

The Board will review the bylaws to ensure this is appropriate.

Call to motion to approve the list. Jim Schelberg approved. Attendees approved.

(b) **PLAYGROUND UPDATE**

Steve Reifman gave an update on the playground thus far. Had an assessment of the land and placement of the playground. We would like to review the financials for the time being and table the vote at this time. We will hold a special meeting at the beginning of the year and revisit the vote on the playground.

The new location could be in the interior commons, where the previous structure was located.

Questions Raised:

Where is the new location of the playground?

Likely in the interior commons. We will continue to assess the most appropriate location.

Will we keep the steel monkey bars?

Possibly. The board will reassess.

If we are going to raise dues, what happens with the households who are behind on dues?

We will pursue those households with outstanding dues.

Should we reassess the entire subdivision to see if the majority of households really want a playground?

Discussed how to survey the entire neighborhood which has been a challenge in the past.
No suggestions were given on how to reach the entire neighborhood.

Could we not install a walking track, slides, fire pit etc. instead of a playground?

It is our long term goal to turn the common area into a designated meeting place that supports all our neighbors, and not just those with children.

Can we vote on the location- separate the vote between the locations?

No. We have limited spots on where we can put the playground. This will strictly be a OFT Board decision.

Who will clean the playground?

Suggestion was made to divert this task to Troy Clogg if necessary.

How will we deal with garbage?

There are plans to install garbage cans in the area to collect waste.

Jim Schelberg surveyed the attendees to see if there were concerns with paying extra dues to pay for a playground.

We will consider as a board sending out a notice with all the details of the playground and the date of the upcoming meeting where the subdivision can vote.

The play structure will have a 100 year warranty and will be relatively maintenance free.

(b) Reading of notice and proof of delivery;

Not completed.

(c) Reading of minutes of last annual meeting;

Not completed.

(d) Reports of officers/ committee chairs;

President/ Treasurer

Jim Schelberg gave a financial report. \$21,000 in the bank currently. We are currently collecting dues for 2025. We will pursue the households that owe past dues. Our financials have become confusing with our current fiscal year and we propose to change the fiscal year to January 1, to December 31. Our general meeting would then be early the following year to evaluate the previous year's financials.

Jim Shelberg- motion to change the general meeting to the first quarter of every given year. Jason Sabada seconds.

Bob Resnick raised the concern that this change needs to be reflected in our bylaws.

Suggestion for virtual meetings in the future to boost attendance and make it possible for those who travel during the winter months to attend.

Add the change in the fiscal year to the bylaws and to the special meeting for a vote.

Need to update our list of residents to be current.

Secretary

Sarah Jacobs gave a report on the community building events in the neighborhood; Summer picnic, halloween party, food trucks, cookie exchange, book sale.

Playground Committee Report

Updates are listed above.

Commons Areas & Trails- Main, Fairview & Franklin Trails

Concerns were raised regarding the maintenance of the easement between a residents home and the constructed fence area. It was determined this is city property and efforts need to be made to contact the city for clean-up.

(e) **Election of directors for the next year;**

Updates above.

(f) **Any Other Old business;**

What is the status of the easement in terms of accessibility? Can we involve the city or owner of the property to maintain the access? Suggestion to show up at a council meeting.

(f) **New business;**

Sarah Jacobs made a recommendation that the 2025 Board should create a budget oversight committee.

(g) **Adjournment.**

Meeting adjourned at 8:33pm on 11/12/2024