

Minutes
KIRKWAY OF SCIO HOA MEETING
Tuesday, October 29, 2024
(Held via Zoom)

Mary Sherrill, HOA President, called the meeting to order at 7:07 pm.
Other Board members present: Laurel Kosel, Hazem Zebda, David Shefferly, & Marc Volger.
Scott Benz, Proslight Property Management, also in attendance.

Welcome & Introduction of HOA Members Present (12 households) by owner & address:

- Marc Volger - 395 Sedgewood Ln
- Laurel Kosel - 312 Sedgewood Ln
- Bob Brewster - 336 Sedgewood Ln
- Honghao Zhang - 6513 Wisteria Trace
- Brandon Olson - 6521 Wisteria Trace
- Brian Nuszowski - 376 Sedgewood Ln
- David Shefferly - 380 Sedgewood Ln
- Hazem Zebda - 304 Sedgewood Ln
- Kim Slack - 316 Sedgewood Ln
- Mary Sherrill - 356 Sedgewood Ln
- Jessica O'Neill - 308 Sedgewood Ln
- Subodh Damie - 360 Sedgewood Ln

Note: No proxies received.

Marc Volger Update

- 3 owners past due on HOA dues. Collection efforts underway & fines now effective.
- Bitchin Lawns - owner injured and his replacement is not up to same standards as owner. Owner expects to return next season (2025).
 - Gathering proposals for lawn care contracts for 2025.
- Fire marshall, cul-de-sac update, and parking.
 - Fire trucks cannot access houses in cul-de-sac if cars are parked all around the cul-de-sac
 - Trying to come up with solutions to keep everyone happy.
 - Safety first priority
 - 2005-2006 fire marshall said parking on only one side of the street
 - Streets are not as wide as other neighborhoods, not much to be done with it
 - Kim Slack pointed out that cars blocking the fire hydrant and driveway improved. However she was contacted by building contractor to move car (blocking street access) that was not hers,
- Border tree fertilization etc - Trees still need to be weeded, paid Great Outdoors to accomplish fertilization & mulch for season. Marc feels more is needed. Bob Brewster offered to help Marc with additional care of border tree area.
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Bob Brewster - Solar Panel Presentation

- Reasons why solar installation accomplished: (1) DTW will continue to increase rates, unlikely electricity will get cheaper; (2) One of the few homes without finished basement, finished basement to be comparable to other homes in the neighborhood.
- Process: Blue Raven did two roof inspections (structurally sound, no need to repair), design, permitting (initially went well), 1 day installation (exceptionally good in every way), inspection phase (went poorly, could not get ahold of inspector, sales rep went to county office to obtain inspection dates/times), DTE cooperative with net metering and energizing the project
- Blue raven doesn't monitor - Displayed 'enphase' monthly report of how much energy you are generating from the roof solar panel
- DTE bills less than \$70/mos since installation - 4.4% interest 20 years - \$112 payment to finance solar panels
- Attractive feature for home when time to sell

Mary Sherrill

- AASBIP update & thanks
 - Picked up a few projects and not charged us (will finish off sidewalk when finish the new house)
 - They will be moving over to Trailwoods as they purchased some lots over there
 - Very good neighbors for the last 9 years
 - Check out website or fundraising
- Laurel has been sending google group emails - email Laurel at laurelkosel@gmail.com to be added if you are not already on it.
- We have had some package thefts so please be mindful of collecting packages quickly especially as the holidays come on
- Thanks to David Shefferly for recent raking & releveling of mulch in playground
- Thanks to Marc, David & Bob Brewster for painting the fire hydrants
- Board Approvals since last HOA meeting
 - Widening driveways - 303 Sedgewood Ln; 300 Sedgewood Ln
 - Color for garage door - 340 Sedgewood Ln

Scott Benz Financial Update

- Thru Sept, 2024: \$39,564 in operating account; \$101,800 in reserve
- Total \$141,364
- Operating close to budget
- Operating expense: tax return, misc admin, insurance, lawn close to budget, snow a little over budget
- Question from Brian: are we well positioned compared to other associations?
 - Hard to tell since it is so nuanced
 - Pretty good shape compared against ourselves

- Mary saving for a few things (roads resurfacing upon completion of house building)
- Roads - deep asphalt resurfacing may do instead of digging out roads

David Shefferly

- Homeowners responsible for trimming trees overhanging sidewalk and roads
- Please pass message to neighbors regarding upkeep, maintenance & courtesy
- Dog waste - make sure picking up and talk to your kids about picking up
- Playground - committee for upkeep playground maintenance (weeds, mulch, etc)
 - Brian, Brandon and Bob volunteered to help with playground along with David

Mary Sherrill

- Looking for volunteers/committee to figure out contractor for roads & get proposals for the road resurfacing project (David and Hazem volunteered)

Election of Board Members:

No 'new' nominations were received.

Bob moved to move forward with current slate of officers (Mary, Marc, David, Hazem, Laurel)
Brandon seconded.

Additional Agenda items

- No solicitor signs - Some discussion of effectiveness. Brandon & Laurel shared experience. Laurel offered to be on committee to research signs (i.e., viability, cost, where to be placed, vendor, etc.)
- H. Zang expressed concern that a car was continuously parking in front of his house. Mary asked him to email her with information so HOA could follow-up.

Adjournment: Meeting adjourned at 7:59 pm

Minutes respectfully submitted,
Laurel Kosel