

WILLOWBROOK COMMUNITY ASSOCIATION  
GENERAL MEETING  
FEBRUARY 9, 2023

ZOOM Meeting

10 people in attendance

Due to construction on 10 Mile we were unable to put up all sandwich signs reminding residents of meeting. Hope to be back in person for our September General Meeting.

Meeting called to order at 7:04pm by Greg Goodearl.

Greg Goodearl shared with group that he was leading the meeting because, as of 2/9/2023, we do not have a President or Vice President for the WCA Board. If anyone interested please contact one of the board members.

**Review of Minutes**

Minutes from the September 8, 2022 General Meeting were reviewed.

Motion to approve minutes by Patricia Winston.

Seconded by Nusha Laleh.

Motion approved unanimously.

**Treasurers Report**

WCA Treasurer, Melissa Gallagher, reported transactions:

trash reimbursements, stipends paid, Beautification Committee expenses, Fall Newsletter printing/ mailing expenses, resident lawn mowing reimbursements, cider and donuts expenses, P.O. Box renewal, deposits of annual dues from residents.

WCA Money Market Account Balance as of 2/9/2023	\$28,277.24
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WCA Checking Account Balance as of 2/9/2023	\$ 4,495.31
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Total as of 2/9/2023	\$32,772.55
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Report with all credits/debits, as of 2/9/2023, will be posted on the WCA website. <https://willowbrook.gogladly.com/>

Motion to approve treasurers report by Ginger Barrons.

Seconded by Michelle Sankovic.

Motion approved unanimously.

- . Discussion about on-line payments. As of 2/9/2023 we continue to explore this effort. One issue facing the WCA is that Zelle, Venmo want someone to put out their personal information in order for us to go forward. Unfortunately, we are not willing to do that. If anyone has any other avenues for on-line payments please let the WCA board know.
- . To date we have received 285 resident dues payments, out of 438 homes in our three subs. If you have yet to pay your 2022/2023 annual dues of \$15.00, please do so asap.
- . Discussion on sending out "late" notices. WCA would incur the cost of printing/postage -- but could result in an additional \$2,295. What residents don't realize is that this is a homeowners responsibility. Many, many reminders of payment due. Not fair to those residents that do pay yearly.

### **Beautification Committee**

Due to having no islands in Sub 3 we had surveyed the residents in Sub 3 looking for what they would like WCA funds used for. Only five surveys were returned. Ideas were flowers at the entrances, but due to 10 Mile construction that idea will be tabled for a later time. A Little Library, like the one we have in Sub 2 was suggested. In looking into where it could be Monika found out that the Novi Public Library will supply subs with what they call a Read Box.

Julie Farkas from the Novi Public Library was invited to our February General Meeting to present a short explanation of the Read Box the WCA is planning on having in Sub 3.

- . Read Box Program has been going on in Novi for 7 years
- . Bringing back now after Covid
- . Books will be available from May-October
- . Prefer hardcover books
- . Who is responsible if box is damaged? Julie will get back to us with the answer.
- . WCA resident will be decorating the Read Box
- . Will be installed in early May 2023

Thank you to Julie for taking the time to attend our meeting.

Read Box info from Monika Priya presented at meeting:

- . Info was in our Winter Newsletter about a Book Drive to obtain books for this Read Box.
- . Monika will oversee the Book Drive running from February 10 to March 17.
- . Resident Chris Kallas has volunteered to paint the Read Box.

During the discussion of the Read Box a resident mentioned that depending on the outcome of the book drive we could entertain purchasing books, if needed.

Monika Priya presented a powerpoint updating the residents about the progress of the beautification of the islands within our subs.

What we have gained:

- . 3 islands cleared of tree/brush
- . 5 new trees
- . 4 concrete slabs
- . 4 commercial benches
- . 1 education sign
- . 1000+ native flowers and grasses
- . Friendships, improving ecosystem, neighborhood beauty, reducing stress, improving overall health and development of children, encouraging physical activity, added privacy, sound barriers, reduce crime and gained neighborhood pride.

For the future:

- . Book Drive for new Read Box in Sub 3
- . Spring Garden Care
- . Promote Novi Free Trees - in Spring newsletter and Facebook Neighborhood page.
- . Looking to initiate Neighbors Helping Neighbors again -- more info to come in Spring newsletter and Facebook Neighborhood page.
- . Monika Priya brought to the board, at their January 2023 meeting, a proposal to add a small tree and no-mow zone to the northeast corner of the Malott/E. LeBost island. The original plan, voted on and passed in May 2020, had two trees being added to Malott, but only one was added due to cost concerns. The provided proposal was reviewed by the City's forestry

and landscape architects for layout, species and proper corner clearance. Seeing interest from some residents for a second tree and because we were \$1,451.29 under budget (this proposal was for \$600.00) it was brought as a proposal. At said meeting the Board voted to keep the island as is. The Board felt the island did not need an additional tree and were concerned about decreased visibility at the intersection.

Voting on Monika's proposal to add a small tree and no-mow zone to the northeast corner of the Malott/E. LeBost island.

. Since the Board was 5 of the 10 people present and had already expressed their disinterest in needing to add the originally planned second tree, no formal vote was needed or taken. Therefore, we will leave the island with the one added tree instead of the originally planned two trees. Changes can be accessed in the future if interest from residents.

**BIG THANK YOU TO MONIKA.** We appreciate all your time and efforts for our Willowbrook residents.

### **Committees**

. Sandwich Signs at the Sub Entrances

We are looking for a resident that would be willing to store the signs and help put them out as needed. Maybe 6 times a year. Twice a year to remind about February/September General meeting, Garage Sale info, Food Trucks, Dues Due and Fall Cider and Donuts. Depending on if we are doing some new activities in 2023 there might be another time.

Patricia Winston volunteered to take on this responsibility for the 2022/2023 WCA Year. Thank You Patricia.

. Grant Team

This team is for any ideas residents might have as to an association/ neighborhood event, i.e., Tots for Tunes, Popcorn & Popsicles. Submit your ideas and the WCA board will look at. Funds are available from the WCA.

## . Food Trucks

Don't let one of our most successful efforts go by the wayside. Lots of residents want the Food Trucks again, but no one wants to organize this effort. Food Truck company is sending emails about the 2023 schedule. Please consider volunteering, contact a board member for details. Not a lot of responsibilities, just need a contact.

## **Old Business**

### . Cider and Donuts 10/31/2022

Thank you to Diana and Nikki Stotler for once again manning the busy table of cider, donuts and sweet treats. Thank you to our neighborhood unicorn (Aaron Klenke) we think the little ones like the unicorn more than the donuts.

Was great to see so many neighbors out and about and enjoying the evening. We went through 13 dozen donuts and 5 gallons of cider -- we purchased donuts from the new Blakes Cider Mill in South Lyon (formerly known as Erwins).

## **New Business**

### . Island Maintenance

Many conversations have been presented as to having a Lawn Company mow the nine islands within our subs. This is a very expensive endeavor -- estimates from \$3,000 to \$6,000. We are lucky to have residents that maintain our islands from April to October, at this point we are going to continue as is. Thank you to our lawn maintenance residents. If you are not continuing with us this year, please let us know.

### . Garage Sale

Do we want a Garage Sale this year? Yes

Early May, like past years? Yes, would like weekend of May 18, 19, 20.

Residents mentioned last year that they would like the hours to be a little longer. Depending on who organizes you can set the times.

Melissa Gallagher will contact past Garage sale volunteer organizers and see if they are interested again this year.

If any resident is interested, please contact a board member for details.

. New Activities

Monika Priya has some ideas for some new activities:

- . June/Storytime in the Park - Sub 3
- . July/Tot Tunes - Sub 2
- . August/Playing in Nature - Sub 1

Look for info coming in Spring Newsletter and on the Neighborhood Facebook.

**General Comments/Questions/Concerns**

Ginger Barrons is a member of the Novi Rotary and would like us to know that they are collecting childrens bedding.

- . 0-10 years old
- . crib/toddler bedding - character sheets preferred
- . sleeping bags
- . collecting for two weeks
- . can drop off at Ginger's house or she will pick-up

President and Vice President positions are open -- Please consider!

Motion to adjourn meeting made by Nusha Laleh.

Seconded by Michelle Sankovic.

Meeting adjourned at 8:33 p.m.

Next General Meeting - September 14, 2023

Hopefully in person.