

WILLOWBROOK COMMUNITY ASSOCIATION
GENERAL MEETING
SEPTEMBER 8, 2022

ZOOM Meeting (due to preference of residents)
16 people in attendance

Meeting called to order at 7:01pm by Aaron Klenke.

Review of Minutes

Minutes from the February 10, 2022 General Meeting were reviewed.
Motion to approve minutes by Greg Goodearl. Seconded by Ryan Gabrielli.
Motion approved unanimously.

Treasurers Report

WCA Money Market (\$30,272.29) and checking account (\$3,284.28) totals
\$33,556.57 as of 9/8/2022.

Report with all credits/debits, as of 9/8/2022, will be posted on the WCA
website.

Motion to approve treasurers report by Greg Goodearl.
Seconded by Michelle Sankovic.
Motion approved unanimously.

Constitution Vote

Board has done what was required to make changes to the Constitution.
Presented proposed changes at the February 2022 General Meeting,
posted proposed changes for all residents to see and bringing to residents
for a vote at the September 2022 General Meeting.

Aaron Klenke asked if there were any questions regarding the changes --
no questions.

Motion was made to approve all changes made to the WCA Constitution by
Ginger Barrons. Seconded by Ryan Gabrielli.
Motion approved unanimously.

New Constitution will be posted on the WCA website and also, on the City
of Novi website under the WCA homeowners page.

A big Thank You to Judy Blanchard and Ginger Barrons for all their time in
rewriting the Constitution.

Beautification Committee

Monika Priya presented a powerpoint of all the changes in Sub 1 and Sub 2.

What has been gained:

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

Total spent to date \$16,313.69 (includes \$1,000 Novi Bond for putting cement in for the benches -- is refundable once benches are secured). After bond refunding, will end up being \$15,313.69 to complete Beautification Proposals (\$1,675.21 underbudget of \$16,988.90).

Future plans:

- . Fall 2022
 - . Bench building and anti-theft install
 - . Mounting of educational sign at Malott/E. Lebest island
 - . Weeding gardens (likely Saturday, October 1)
 - . Tree pruning/training of new trees

- . Spring 2023
 - . Weeding Gardens
 - . Sub 3 ???

- . Maintenance will need to be done in both Sub 1 and Sub 2.
- . Poison ivy management in Sub 1.
- . Flyer in future newsletter about “free” City of Novi trees

Monika Priya is stepping down from being the head of the Beautification Committee. Monika Priya has spent many hours getting this committee going and making our islands beautiful. Maintaining now is what is needed. Interested please let Monika or the board know.

A HUGE thank you to Monika Priya for all of her time, ideas and expertise in getting this committee rolling.

Survey of Sub 3 (Summer Newsletter)

In the Summer Newsletter a survey was given to all residents in Sub 3 in regards to what they would like to see done in their sub, seeing as there were no islands to beautify in Sub 3.

Five surveys were returned. Three were reported on at the meeting and two came in the day after the 9/8/2022 meeting. All five results included.

In summary:

- . Interest in City of Novi's "free" tree planting - 4 Strongly agree/1 Agree
- . More "Neighbors Helping Neighbors" - 4 Neutral/1 Strongly agree
- . Community Library - 1 Neutral, 3 Agree, 1 Strongly agree
- . What would you like to see: Activities in Brookfarm Park, curbs/cement roads, yard sale restrictions, issues of backyard drainage taken care of. All these issues, with the exception of the activities in Brookfarm Park, are city issues.
- . Where do you think efforts can be made to beautify Sub 3?
Plants in and around Brookfarm Park sign. Distribute plants to residents who will plant on their property. Entrance areas to the subs could have signs and plants. Lattice gateway arch to Brookfarm Park (would have to discuss this with the city). Perhaps some smaller flower beds at Rock Hill & Ripple Creek (with permission of property owners).
- . The level of help I am able to offer for beautification is: 1-None, 3 Volunteer at Events, Help with Logistics - 2, Join Beautification Committee - None.

Beautification Committee and Board will discuss the results and make plans for some additions to Sub 3.

Committees

- . Sandwich Signs at the Sub Entrances

Right now the board handles the signs -- it is a job, not hard, but timely. 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.

Interested please let a board member know. Thank You

. 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

This idea was brought to us at the September 2021 General Meeting by Roukaya Achour.

Roukaya Achour organized this event for the WCA community. Food Trucks were brought in every other Thursday starting in May and ending in August. Food Trucks will be happening again in 2023 thanks to the great response we have had. We will continue to have it every other Thursday. Residents voiced that one a week might be too much and people might lose interest. We are hoping to keep it on Thursdays but will not know until Roukaya talks to the company to set things up. Hard to change Food Trucks from one sub to another -- but we are going to look at having extra ones (like the Snowy Owl sno-cone one and possibly a dessert one) in Sub 1 and Sub 3 on the off weeks. We will put this on the agenda again for the February 2023 General Meeting and solicit for ideas.

Thank you to Roukaya Achour -- great idea. Food Trucks were enjoyed by many residents throughout the summer.

New Business

. On-Line Payments

The website we have is not working with on-line payments this year. Board has been looking at different options for months, but to date nothing has been ideal. Paypal - there are fees attached. Bank we presently deal with is hoping to have Zelle available, but was not available before our dues are due. Sorry for the inconvenience -- hopefully an on-line payment system will be available next year.

There really was no increase of dues paid because of on-line payments. There was an increase due to reminders of delinquent accounts from past

years. We appreciate everyone that brought their accounts up-to-date.
Thank You

. Gate Sub 1

Question was brought up at the meeting -- Will the gate in Sub 1 be opened when construction on Ten Mile starts? Right now we do not have an answer as construction has not started. This will be up to the majority of residents in Sub 1 that want or do not want. Discussion might have to be made with the city -- WCA does not control that gate, the city of Novi does.

. Broadband Survey - Ron Kumon asked that everyone please take a minute to do the Boardband Survey that was posted on the City of Novi website. Michelle Sankovic will post on Willowbrook Neighborhood Facebook. <https://novi.servicezones.net/Novi>

Elections

Board has been running without a president since February 2022. Aaron Klenke stepped in to be the Interim President along with his position as Vice President -- Aaron Klenke is stepping down from the WCA Board when his term ends on 9/30/2022. Thank you Aaron for all you efforts and time -- greatly appreciated by all.

Residents remaining on the WCA Board for the 2022/2023 Year are:

Melissa Gallagher - Treasurer

Michelle Sankovic - Secretary

Greg Goodearl - Director

Roukaya Achour - Director

In addition to these four residents, we have two new residents that will be joining the board beginning October 1, 2022:

Nusha Laleh - Director

Patricia Winston - Director

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

Motion to adjourn meeting made by Greg Goodearl.

Seconded by Tim Stotler.

Meeting adjourned at 8:37 p.m.

Next General Meeting - February 9, 2022

