

BARCLAY PARK CONDOMINIUM ASSOCIATION

Annual Meeting Minutes - June 14, 2018, 7:00pm at BP Clubhouse

Attendees: Board Members: Ellen Meiselman, Dinesh Pal, Koen Verbrugge, Chithra Perumalswami
Barclay Park Residents: a quorum of over 35% of co-owners as represented by Proxies and personal attendance (total 114 Units represented).
Meadow Management: Dave Friedrichs (Senior Property Manager) and Ryan W Lloyd (Novi office mgr)
Other Attendees: On-site Maint. team led by Bud Youngs, with Marty Stafford (ATD) and Jonathan Messer.

Meeting Handouts: (also available on request to mmi@meadowmgmt.com)

- Agenda and Ballot for today's meeting, as well as Minutes of 2017 Annual Meeting, as approved
- Draft of Association attorney's "*Explanation of Proposed Amended Documents for Barclay Park*"

Introductions: Staff and Board members introduced themselves. Special thanks were extended to Jonathan Messer for his successful proxy-recruitment work on several days leading up to the Thursday night meeting, enabling Quorum to be met.

Agenda & Discussion Items

Election of Directors. The 2-year terms of Verbrugge and an unfilled open seat (due to resignation) were to be filled and nominations were opened. Candidates accepting nominations were Scott Colcord, Hava Gurevich, Kehui ("K") Zhang and Koen Verbrugge. A motion to close nominations was made and approved. Each nominee introduced themselves and told something of their experience, interests and length of time in residence at Barclay Park. All present then completed their ballots; and votes were tabulated by Unit percentage by Meadow's administrative manager Ryan Lloyd assisted by Director Dinesh Pal. The results were that K. Verbrugge and S. Colcord were elected to the open positions. Candidates Gurevich and Zhang were thanked for their willingness to serve; and a commitment was made to provide advance notice of board meetings so that attendance by others interested might be facilitated.

Amendment Planning for Update of Association Documents – Bylaws and Master Deed.

- The plan for a comprehensive update to Barclay Park documents was reported as a priority for the next 12-months – with meetings planned for discussion of the OUTLINE of major changes as set for in the 6-page write-up made available to those attending the Annual Meeting. Management & board will schedule, participate and advise owners.

On-Site Reports and Priorities.

- Bud Youngs reported on repair and preventive maintenance priorities for the next 3 – 5 months, including:
 - completion of improvements to the sprinkler system so as to lessen City charges for water use
 - completion of painting of front doors thru-out the community (and of garage doors on an as-needed basis);
 - completion of cladding (coil-stock covering) of the window trim behind Bldgs 9, 23 and 28, all others needing such work having been done in past years;
 - front walk and porch replacements with new landscape terracing at 2834 – 2838 and 2842 – 2846 (Bldg 11) and at 3008 – 3010 (Bldg 20); this work is to mirror work done some 3 years ago near BP entrance (Bldg 8). Note – this work has been necessitated by erosion, movement of concrete and washouts. If other Barclay Way co-owners express an interest in similar work at their homes, the Association develop a program of incentives to facilitate such work; but no such program has been developed as yet.
- PLAYGROUND improvements for Barclay Park have been a topic of discussion and planning since last year's Annual Meeting. Plans have been drafted for improvements of the SURFACE at the existing playground and for installation of playground spaces and equipment at TWO new locations, namely: the central island surrounded by Bldgs 23, 24, 25, 26 and 27 (rear north side of Barclay Way), and the south side of Barclay Way between Bldg 12 and Bldg 16. Diverse examples of KOMPAN equipment have been identified as durable and popular; with details to be presented to the Board at upcoming meetings.
- SPEED BUMPS – in general, reducing excess speed on Barclay Way was recognized as desirable (with one exception among those present). Management reported that a plan for speed bumps has been requested from a local company with experience with repairs at Barclay Park – with a plan for said speed bumps (or speed platforms) to be presented to the board at an upcoming meeting.

City and Neighborhood Issues Directors Pal and Perumalswami summarized concerns about City plans and recent meetings on the subject of roundabouts for the Barclay Park entrance onto Nixon Road and four other locations to the south (before Traver Shopping Center). Property Manager Friedrichs summarized past efforts to improve environmentally the ANNEX Apartments project north of Barclay Park (Council member Kirk Westphal noted as voting against the Association's requests.) *Improved communications, better tracking and updating of E-MAIL addresses & development of a newsletter were encouraged by co-owners in attendance.*

Adjournment 8:40PM

Respectfully submitted, D. Friedrichs, Acting Secretary (to Annual Meeting)