



Bloomfield Estates Improvement Association, Inc
Annual Meeting: April 16, 2024
Minutes

Meeting was called to order by President Rich Sorensen at 7:06PM

Secretary's Report by Angela Jurson. Motion to accept the previous meeting's minutes was offered by Alan Ross and supported by Rebecca Ross. The minutes were accepted by the BEIA Board and 24 neighbors were present.

Guests Township Supervisor Dani Walsh, Community Relations Officer Nick Soley, and Township Assessors Darrin Kraatz and Jennifer Werthman were introduced.

Road Conditions Report by BEIA Resident/Committee Spokesperson Chris Nowak. Highlights include:

- Committee was formed to study road conditions and make recommendations to maintain, repair and/or replace. Summary is included as "Attachment A"
- As additional reference, the step-by-step of Expression of Interest (EOI)-through-Special Assessment Process (SAD) is "Attachment B"
- Questions were fielded by Supervisor Walsh and Assessors Kraatz and Werthman
 - o For now, contact Bloomfield Township Public Works at 248-594-2802 for any road conditions that need to be addressed
 - o Committee will work with Township to develop an EOI for neighbor consideration
 - o Concerns regarding assessment costs, engineering review, city sewer system, construction deterioration, drainage would all be covered in a separate meeting if the EOI is passed
 - o Presentation regarding home owners' right-of-way was tabled for a later meeting if EOI is passed

Legal Issues Report by Community Relations Officer Nick Soley. Highlights include:

- **Deer Hunter:** Hunter is present along Woodward/Big Beaver corridor. Hunter is within legal rights to hunt on property owned by his family. DNR controls decisions and allows bow-hunting in Township. Hunter must request permission before tracking animal on others' property. For

any concerns or to report a hunted deer in your yard, call DNR at 517-335-6687. To protest/support hunting law, contact State Senator Jeremy Moss at 517-373-7888

- **Marijuana Grow-House:** Owner of property has granted use of home to renter for grow operation. Renter is within legal rights to grow medical marijuana. Home has been inspected by police and renter is properly permitted and has acquired separate power source for individual usage. State laws permit such activity, to protest/support marijuana growth in neighborhoods, contact State Senator Jeremy Moss at 517-373-7888
- **Recent Break-In Crime Spree:** Police believe that the South American crews are still present in Oakland County as home invasions have seen a recent uptick in activity. Bloomfield Estates subdivision and Bloomfield Township have been hit by the recent crime spree between Fall '23 and Spring '24. A national task force was created and is in constant contact regarding this nation-wide activity. Contact US Senator Gary Peters in his Washington DC office at 202-224-6221 if you'd like to toughen the South American VISA Waiver Program. Police encourage home owners to remain vigilant, keep doors/windows locked, lock/strip parked cars of valuables, leave outside lights on overnight, consider hiding/storing valuables in off-site safe deposit boxes. Officer Soley suggests anyone with an alarm system to upgrade the system with a "jamming-capability panel." Anyone going on vacation is encouraged to fill out a Vacation Notification Form online at <https://www.bloomfieldtp.org/Resources/Forms/Police-Department/VacationNotificationForm.aspx>. Additionally, contact Bloomfield Township Police if you see any suspicious activity 248-433-7755
- **Woodward Noise/Strathmore Speeding:** Township Police are on regular patrol with marked and unmarked cars to combat excessive noise and speeding. Of course, the police cannot be all places at all times. 25MPH trailers will be installed on Strathmore now that Springdale Golf Course is open. To report speeding and noise concerns, contact Traffic Sergeant Tony Woycehoski at 248-433-7769

President's Report by Rich Sorensen. Highlights included:

- BEIA met the state-imposed filing-deadline to preserve our neighborhood deed restrictions
- Per neighbor requests at the 2023 BEIA Meeting, several projects have been addressed/are scheduled to be addressed in the summer 2024: tree trimming, pond clean-up, pillar repair, road reflectors, 25MPH signage, common-area landscaping
- A February meeting was held to discuss a private security proposal that was offered by neighbors Kunnath and Nelson. There was no interest in pursuing this proposal and it was voted a closed issue. There is discussion of installing license-plate readers in the neighborhood, more information will be forthcoming
- Reminder that Spring Clean-Up is scheduled for Saturday, April 20th 9AM at the pond
- Reminder that the Annual Picnic is scheduled for Tuesday, June 11th 4-8PM at Springdale Golf Course

Architectural Review Report by Brian Butler. Highlights include:

- Six new homesites are currently under construction. Architectural review continues as plans are submitted/changed. Thus far, all have met BEIA deed restrictions and neighborhood approval

Treasurer's Report by Rich Sorensen/Jim Jurson. Highlights include:

- A full review of the Association's financial activity was made and discussed
- Savings have been recognized by changing the storage unit and pre-paying for a full year, neighbor-assisted tree-service and wood-chip spreading, transfer of funds to interest-bearing CD (to be completed in spring '24)
- As of 4/16/24, approximately 1/3 of annual dues have been collected

Election of New Board Members by Dave Turner. Highlights included:

- Angela Jurson's term has ended and an additional At-Large position is vacant. Jurson volunteered to renew for another term and Renea Butler volunteered to fill vacant seat. Approval was offered by Rich Sorensen and supported by Chris Nowak. The neighbors voted in unanimous favor.

Meeting was adjourned by Renea Butler and seconded by Ed Hauck at 9:10PM

Attachment A

BEIA Road Improvement Committee

16APR2024

Team (alphabetical): Renea Butler Carlo Fumei Nancy Harrison Cynthia Horcoff
Chris Kuzak Chris Nowak Julie Petry Alan Ross

Our Objective is to:

- 1) Work w/Bloomfield Township to Improve the current condition of the dirt roads.
- 2) Investigate what alternatives are available to dirt roads & what process is required to fact find, obtain neighborhood interests & (if there is over 51% interest) execute the alternative.

We are committed to staying together to improve the current road conditions and guide the neighborhood through an alternative material finish if that is what the majority wants.

Improving the Current Conditions of the Dirt Roads:

- The Township wants to know our concerns and work with us to improve & repair the conditions of the road.
- This is very important because even if we had a paved road alternative, nothing would be done for at best two years.
- If you see poor road conditions, we encourage you to call the Bloomfield Township Public Works at 248-594-2802 (Write on White Board).
- There are a lot of options available to us to improve the road conditions which include: Working with the Township in between regularly scheduled regrading, making proposals to develop paved aprons at intersections and negotiating what steps are taken during regrading.

Investigating Road Construction Alternatives:

Team & Neighborhood has a wide continuum of folks with opinion....

DIRT ROAD ONLY..... PAVE THE DARN ROADS

Like many neighborhood issues, this is one that is challenging and has a lot of details associated with it.

There is a clearly defined process to follow to consider a road construction project. The process is defined under the “**Special Assessment Districts Policy**” or **SAD Policy**.

The Process can be **SUMMARIZED** as follows:

- 1) A representative of BEIA contacts the Bloomfield Township Engineering & Environmental Services Department (EESD) and requests an Expression of Interest (EOI).
- 2) The EOI is a very high-level description of a proposed project being requested. It is void of specific project information such as cost, timing, type of project proposed by the Township.
- 3) The purpose of the EOI is to a) gauge interest from the considered neighborhood and b) kick off the SAD Project to gather facts around the project (Construction, Engineering & Financial details). The EOI is NON-BINDING.
- 4) When the research for the SAD is completed, it is presented and approved by the Director of EESD.
- 5) This next step is critical – Upon receipt of an approved SAD, a petition is developed and presented to every member of the SAD lot boundary. Signing this petition is BINDING and is considered your vote to proceed. The SAD requires (in general) more than 51% of the recorded property owners within the proposed boundary.

There are many other steps after approval of the petition that aren't within the scope of this discussion. We must get to this point first.

The committee realizes there is a lot of emotion and +’s/-’s of having paved roads. While important, it is not my intention to get into these details. It is our recommendation that these details are discussed and debated if/when a SAD proposal is returned to our subcommittee.

Next Steps:

- 1) Encourage our neighbors to engage with the Bloomfield Township Public Works at 248-594-2802 to communicate dirt road conditions that need to be addressed.
- 2) Continue to work with the Township on dirt road improvement alternatives (between scheduled grading repair, intersection apron paving, method of regrading, etc.)
- 3) The Subcommittee will work with Bloomfield Township to develop an EOI. This non-binding document will be circulated throughout the BEIA properties to gauge interest in developing facts on paving alternatives. If 50% approve, we will present the results to the Township for a SAD proposal.

Attachment B



BLOOMFIELD ESTATES IMPROVEMENT ASSOCIATION, INC.

BOX 1111
BLOOMFIELD HILLS, MICHIGAN 48303-1111
WWW.BLOOMFIELDESTATES.ORG

Reference re: Road Conditions
Prepared by Road Condition Committee
4/16/24

Below is a list of the steps involved in the Special Assessment District (SAD) process per the Township's Policy. This is an overview and succinct summary and does not contain the minutia of each step along the way.

1. Expression of Interest (EOI) – Property owner representative contacts Bloomfield Twp. through the Assessor's office to request the EOI.
 - a. Assessor's office writes/creates the EOI
 - b. EOI requires signatures from at least 50% of affected property owners in the proposed SAD
2. The Assessor's office, along with the Road Commission of Oakland County (RCOC), develops preliminary plans, options and cost estimates
 - a. This is done within 12 to 24 months
3. An Official Petition is then circulated to all affected property owners
 - a. You have approximately six months to return the Official Petition
 - b. The Petition will have an estimate of the cost per property
 - c. The Official Petition requires signatures of
 - i. >51% of recorded land for the total frontage
 - ii. >51% of all property owners within the proposed SAD
4. Public Hearing of Necessity is held
 - a. This gives residents the opportunity to speak out on their position regarding the SAD, plus establish the right to subsequently appeal to the Michigan Tax Tribunal
5. IF both 3c(i) and 3c(ii) are met, and all Petition signatures are validated, the project will be advertised for Public Bidding (this is done through the Assessor's office and in conjunction with the RCOC)
 - a. The Road Commission receives the bids and determines the total project costs (they try to source bids in approximately February each year; it's about a 3-week process)
 - b. Based on total project costs, the cost to each property owner in the SAD is assigned
 - i. The Township uses equal costs per property owner; called a "unit of benefit"
 - ii. When going through the Township, the property assessment stays with the property (as opposed to RCOC where the assessment must be paid if there is a transfer of ownership). Cost is amortized over 15 years and is included in the Winter Property Tax Statements
6. A 2nd public hearing is held, called the Public Hearing of Assessment Roll
 - a. Owners have 30 days to appeal their assessment to the Michigan Tax Tribunal
7. Generally, with all steps 1 through 6 completed, construction starts pretty quickly

Timeframe, from start of EOI to start of construction project is, generally, about two years (in a best-case scenario).