



## FRANKLIN VILLAGE COUNCIL MEETING NOTES

**October 9th, 2025; 9:00 AM, Ardmore Rm., Community Center**

In attendance: Margaret Callahan, Jay Harter Bill Shipley, and Janet Burgess (CSK). Jack Keeley. Bob Gottschall.

Meeting called to order at 9:00am, Ardmore Room, Community Center.

### **Master's Association update: Margaret Callahan:**

- A lot of discussion about the upcoming conversion of the security systems.
- The MA will cover the monthly monitoring fee but it will appear in our quarterly assessment fee. The panel and smoke detector conversion, at about \$1000 is on the village.
- There was some discussion about the potential sale of the golf course but not a lot of specifics.

### **Financial-Jay Harter:**

- Our termite bills are way over and Jay suggested not doing inspections but Janet said we are required to treat based on our Docs. We decided to drop the every-other-year village inspections and pay per incident (treatment) instead.
- We avoided a cash crunch in September/October due to many assessments paid early.
- We should be OK through the rest of the year pending how much, if any, snow we get by the end of the year. That could mean an assessment to cover the shortfall.
- There will be a committee budget meeting next Thursday, the 16<sup>th</sup> at 9am at Jay's house.
- The MA charge for each home for 2026 is \$250.72
- 523 is still in arrears. Margaret to visit after the 2026 budget is completed with the new quarterly to see if they can handle the increase.

### **Committee updates:**

#### **Architect Committee: Bob Gottschall:**

- See latest update from the Committee meeting sent by Bob
- Front door colors to be Red, Brown or Gray



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- Rear doors to be brown.
- Hand rails to match siding color

### **Landscape Committee: Bob Gottschall:**

- Not much going on with Michelle just back

### **Welcome Committee:**

- A number of homes have been sold but since the people haven't moved in yet they have not been visited.
- 600 sold for \$699,000
- Jack has reordered the HM car magnets and will drop some off for the committee to hand out.

### **Pool Committee: Margaret Callahan/Bill Shipley:**

- Pool looks great. Has not been covered yet. New prospects have visited the pool b4 buying

**Documents/Rules:** N/A

### **Communication: Bill Shipley :**

- Will update soon as newest people have moved in

### **Maintenance:**

- The top boards on the high side and front of the pool have been water sealed. Left hand side and rear to be completed soon
- Jack/Bill to set date to seal new cracks

**Lights: Kevin Callahan:** n/a

### **Decorating Committee, Peg Wolken:**

- Halloween pumpkins look great

### **Social Committee: Maggie Shipley-**

- There may be a cul de sac party this fall in front of Shipley's home



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### **Old Business :**

- Council met with Scott from Horn plumbing. He explained the problem located near the pool sidewalk and his solution of replacing the corrugated pipe that has deteriorated with a smooth interior plastic pipe. Also lowered his price to \$21,000. Council decided to accept his proposal which could be complete by Thanksgiving so that grass can be planted. This is a stormwater pipe (nothing to do with the pool itself).

### **New Business/ Discussion Items/Agenda Items:**

- 583 complained about 573 dog barking. Margaret has delivered a note to 573.
- Cutting Edge has sent a proposal for repairing rear patios for 4 homes listed by the Architectural Committee. Jack should have a competitive price by next meeting

### **Information items: N/A**

- Margaret to send out an email link to all owners for the Franklin meeting notes area of the web.

### **Upcoming meetings:**

- Budget Committee meeting Oct 16<sup>th</sup> 9am at Jay's home
- Next council meeting(budget) is scheduled for Monday Dec. 8<sup>th</sup> at 4pm.

**Meeting adjourned at 11:15**