



Farmington Hills Homeowners Association Inc.

BOARD OF DIRECTORS

Meeting Minutes
March 20, 2010

President: Randy Peppers
randyp171@sbcglobal.net

Vice President: Bill Slater
wslater@rocketmail.com

Facilities: Aaron Laskowski
AaronLaskowski@hotmail.com

Treasurer: Fred Harris Jr.
fch18102@sbcglobal.net

Secretary: Tom Nieter
secretary@farmingtonhillshoa.com

Opening:

The regular meeting of the Farmington Hills Home Owners Association was called to order at 12:15 PM on March 20, 2010 in the silo room at the Francis Library.

Present:

Board Members:

Fred Harris –Treasurer
Tom Nieter - Secretary
William Slater – Vice President

Others:

None

Not Present:

Board Members:

Randy Peppers - President
Aaron Laskowski – Facilities

Others:

N/A

A. Approval of Minutes

The meeting minutes from the meeting held on February 20, 2010 were distributed and reviewed. Fred made a motion to approve the minutes and Bill seconded the motion. All present agreed and the motion carried.

B. Approval of Agenda

The agenda contained on the minutes of the previous meeting was reviewed and agreed to and used for this meeting.

C. Open Issues



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Billing – Fred reported that many homeowners have paid their dues. As there are only about thirty homeowners that have not paid and several payments were received today, all present agreed to meet in ~ two weeks to review all that have paid and establish a plan to resolve any unpaid dues.

Not for Profit Postage – Fred has the forms and is working to complete them. This will allow the association to obtain reduced postage rate due to our status as a non for profit organization.

Business Entity Report – Fred reported that he has received the approved modified articles of incorporation and the approved Business Entity Report from the state.

Taxes – Aaron and Fred have met and determined that an extension is required. Fred has obtained a estimate from Dreves & Hancz CPA firm of \$300-\$350 for the 2009 taxes work. Fred made a motion to hire Dreves & Hancz to complete the 2009 taxes for the HOA for up to \$350 and Bill seconded the motion. All present agreed and the motion carried.

Pond Treatment – Aaron has completed a review of the situation and provides the following information to the board members:

Last year Aquatic weed control provided a proposal for the large pond. During the season algae treatments were also applied to the smaller pond at no additional cost. Apparently they did this because Weiss Homes has many accounts with them so they basically threw it in for free. This year's proposal included the smaller pond and the price jumped significantly.

We can run the same program/cost as last year but we would have to pay an additional \$165.00 per treatment of the smaller pond. This pond seems to be holding water year around so the board does not think that is our best option. It will need regular attention.

Other options were discussed with aquatic weed control and he said we could drop the last application for both ponds. It is at the tail end of the growing season, there might be a little algae persisting, just depends on weather conditions. The cost of such a program would be ~\$250 more than last year and there is a 3% discount if we pay in full before April 1st. Applications start the first week of April.

The board discussed the options and all present agreed that option of using the same treatment program as last year for both ponds but



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eliminating the final treatment, is the best option. Tom made a motion to use this option and Bill seconded the option. All present agreed and the motion carried.

Insurance – Fred identified that the insurance previously approved by the board has been purchased and the policy is in effect as of March 1, 2010.

Web Site – Tom reported that the web site is up and running and fully functional and that all board members have e-mail addresses specific to the HOA. Tom will e-mail the particulars to the board.

Sign Light Repair – Aaron had previously identified that the light on the entrance signs are on continuously. Aaron will review how the lights are supposed to be turned on and off once the snow melts and try to identify a method to resolve whatever the problem might be. If need be, Aaron will look into having sensors installed to turn these lights off when it is light out.

Weiss Name Change – Bill previously identified that Weiss had changed names and that he was concerned that this might create a disconnect regarding the sidewalk ramps for wheelchairs that the developer has still to complete. Aaron identified that this is likely the responsibility of the developer and not the builder. Aaron has obtained an email confirmation from Brian Miller that the crosswalks are currently being bid by concrete contractors. He hopes to have the job completed by mid summer at the latest.

Additional Street Signs – Aaron reports that he has not received any information from US Signcrafters. It appears that they are not interested in the job. We will continue to review the situation and attempt to obtain a quote from another vendor.

Combination of Electrical Bills – Aaron has been successful in getting the power company to supply two bills in place of the previous three and supply the remaining two bills in a single envelope.

D. New Business

Meeting to Review Status of Payment – Fred suggested that a board meeting be held specifically to review the payment of dues and establish a plan for past due invoices. The meeting will be scheduled via e-mail per standard practice.



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By-Laws – Tom identified that section III paragraph D of the covenants require the board to adopt By-laws. All members in attendance agreed that this needs to be addressed before the end of this year and that we will establish these once several of the current items are closed.

Grates for Drainage Pipes – Tom identified that there are large drainage pipes in the retention ponds that did not have grates over them. All present agreed that a review of the situation and the cost to add grates is appropriate.

E. Decisions/Approvals

1. Decision was made to approve the minutes from the previous meeting.
2. Decision was made to hire Dreves & Hancz to complete the 2009 taxes for the HOA.
3. Decision was made to use the same treatment program as last year for both ponds but eliminate the final treatment.

F. Agenda for Next Meeting

Agenda will be:

1. Approve previous meeting minutes
2. Review any old business
3. Review the status of the bank account(s)
4. Discuss any new business

Adjournment:

Meeting was adjourned at 1:41 PM. The next board meeting will be held in ~ two weeks at Bills house at a mutually agreeable time and day.

Minutes submitted by: Thomas A. Nieter, Secretary