

Farmington Hills Homeowners Association Inc.

The regular meeting of the Farmington Hills Homeowners Association was called to order by Bill at 5:40 pm on August 4, 2015 at the Frances Branch Library.

Present: Board Members: President-William Slater, Vice President- Anita McCombs, and Secretary-Deb Spratt, Treasurer- Tom Nieter

Absent - Facilities Director Paul Radecki

A. Approval of Meeting minutes from July 23, 2015

1. A motion was made and seconded to approve the minutes as submitted

B. Financial Report

1. The Treasurer reported on delinquent dues and collections to date. A motion was made and seconded to approve the Treasurer's report.
2. There was discussion about meeting with the attorney and taking delinquent homeowners with balances over \$1,000.00 to small claims court. A motion was made and seconded to supply Josh Visser of Sopko Nussbaum Inabnit and Kazmarek with a list of delinquent homeowners. He will be instructed to send demand letters first. If there is no response the delinquent homeowner will be taken to small claims court. Deb is to supply Attorney Visser with copies of the Protective Covenants for Phase 1 & 2.

C. Facilities

1. There was a motion made and seconded to determine where additional street lights could possibly be installed. There was discussions on where the new street lights should be installed. Paul is to walk the subdivision and give recommendations as to where the street lights are needed.
2. Dogs – there was discussion regarding the dog droppings issue and lawn upkeep. A draft of a form letter was submitted for approval. A motion was made and seconded to accept the form letter regarding pets and lawn maintenance. Copies will be made and given to Paul for distribution. Letters will be mailed to homeowners who are in violation.
3. Pond – discussed the problem with the large pond. Aquatic Control is treating the pond every 2 weeks. There was a motion made and seconded to pay additional monies to treat the pond this season. Tom is to contact a new company, Jones Fish & Lake Maintenance, from Ft. Wayne to get a second opinion and quote for next season. There was also discussions regarding installation of a possible fountain on the large pond to aid in circulation. This question will be proposed to pond vendor to get their opinion.

4. Message Boards – there have been some complaints. Anita is going to have signs printed that say Welcome and install them on the boards. As of now, the boards will not be removed. Anita is working on getting the signs designed and printed.

D. New Business

1. New deck – was approved by the board. As a reminder, all additions or modifications needs to be approved by the architectural committee. The form is on the website and must be submitted to the board.

The meeting adjourned at 6:31P.m.

The next meeting will be held at the Frances Branch Library on Tuesday, August 25, 2015 at 5:30 p.m.