



Farmington Hills Homeowners Association Inc.

Meeting Minutes
January 22nd, 2011

BOARD OF DIRECTORS

President: OPEN

Vice President: Bill Slater

VicePresident@farmingtonhillshoa.com

Facilities: Aaron Laskowski

Facilities@farmingtonhillshoa.com

Treasurer: Fred Harris Jr.

Treasurer@Ffarmingtonhillshoa.com

Secretary: Tom Nieter

Secretary@farmingtonhillshoa.com

Opening:

The regular meeting of the Farmington Hills Home Owners Association was called to order at 12:00 PM on January 22, 2011 at the Pasture room at the Francis Library Branch.

Present:

Board Members:

Fred Harris –Treasurer
Aaron Laskowski – Facilities
William Slater – Vice President
Tom Nieter – Secretary

Others:

None

Not Present:

Board Members:

N/A

Others:

N/A

A. Approval of Minutes

The meeting minutes from the meeting held on October 30, 2010 were distributed and reviewed. Fred made a motion to approve the minutes and Aaron seconded the motion. All present agreed and the motion carried.

B. Approval of Agenda

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



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C. Old Business

Billing – Fred presented the financial report of accounts and identified that approx. 1/3 of the homeowners have paid their dues for 2011 which are due the end of January. In addition, Fred has obtained the records for previous years from Weiss and has completed a review of the records and presented a revised copy of the home sites with liens and the current amount of those liens. Also presented by Fred was those home sites that are past due and have not had liens filed as well as the current amount owed by each. Fred will e-mail this information to the other members as a hard copy was not available for each at the meeting. Fred also has purchased a copy of QuickBooks® and will begin using this for the HOA finances. All participated in a general discussion of the finances and how they are tracked and agreed that they should be tracked and presented at each meeting using a format similar to that used during the December homeowner meeting. Tom will send the December presentation via e-mail as the template with the intent that Fred can modify to accommodate the new software. Tom will also review the potential to send a reminder e-mail regarding the due date for the dues.

Additional Stop Signs – Aaron has purchased the signs and installed them, Thanks Aaron!

Street Lights – Two new street lights have been installed and invoices paid, Thanks Aaron and Fred!

No Solicitors Sign at Entrances – has purchased the signs and installed them, Thanks Aaron!

E-mail lists – Tom initiated a discussion on the subject. Discussion identified that two different lists exist; one for a Google Group created by one of the homeowners and another created by the HOA. Discussion ended with the general realization that, since the HOA agreed in 2010 that written agreement was necessary to obtain from homeowners before e-mail would be sent, the Google list cannot be simply incorporated into the HOA list. As well, the HOA list was created with homeowner agreement that it would be used for HOA business purposes thus, this list cannot be provided or incorporated into the Google List. Both lists serve a purpose and only the HOA list will be used for official HOA communication.

Property upkeep for a property on Lisbon –Tom had previously sent a registered letter to the homeowner identifying the relevant information in the covenants and stating that the association may elect to have the lawn repaired at the owner's expense soon and asking that this be taken



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care of by the owner. The letter was received and the homeowner has identified a plan to address the situation in the spring. All agreed to continue to monitor this situation in spring to ensure the issues are resolved.

D. New Business

New Moves – Had a general discussion about several property sales and the paperwork requests for each. Tom will review requests to ensure all have been responded to.

New Board Members – Fred read the votes and they were tabulated by Tom. Paul Radecki (24 votes of 24) has been elected to the board and Aaron (23 votes of 24) has been reelected. Bill took the action to touch base with Paul and identify what time might work for him for the board's next meeting.

Social Committee – Several homeowners have volunteered to be on the Social Committee. Tom agreed to send an e-mail to the volunteers to thank them and let them know when this committee might be initiated. Discussed that to form the committee, a meeting will be held with the board and the volunteers to review the general outline as defined in the bylaws and establish a line of communication. This communication will be created once the next board meeting date is set.

E. Decisions/Approvals

1. Decision was made to approve the meeting minutes from 10/30/2010 meeting
2. Decision was made to keep the HOA e-mail list separate from the Google Group list created by one of the homeowners.

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



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Adjournment:

Meeting was adjourned at 1:27 PM via a motion by Tom which was seconded by Bill. The next board meeting will be held at a time and date to be set after Bill discusses availability with Paul in roughly 2 weeks at a mutually agreeable time at the library if available.

Minutes submitted by: Thomas A. Nieter, Secretary