



Farmington Hills Homeowners Association Inc.

Randy Peppers: President
Bill Slater: Vice President
Aaron Laskowski: Facilities
Fred Harris: Treasurer
Tom Nieter: Secretary

Meeting Minutes
January 8, 2010

Opening:

The regular meeting of the Farmington Hills Home Owners Association was called to order at 12:00 PM on January 8, 2010 at Weiss Homes on Jefferson Street in South Bend.

Present:

Board Members:

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

Others:

Brian Miller – Weiss Homes

A. Approval of Agenda

No formal agenda was created for this meeting. The informal agenda was to discuss any issues or items pertaining to turnover of the HOA from the developer to the newly elected board of directors.

B. Approval of Minutes

As this was the first formal meeting of the newly elected board, no minutes for previous meetings exist thus no approval was required.

C. Open Issues

As this was the first formal meeting of the newly elected board there were no previously identified open issues to discuss.

D. New Business

Officer Election - Discussed the fact that we had already established officers as follows:

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



Farmington Hills Homeowners Association Inc.

Randy Peppers: President
Bill Slater: Vice President
Aaron Laskowski: Facilities
Fred Harris: Treasurer
Tom Nieter: Secretary

Finances - Discussed the finances briefly and established that Fred will schedule a meeting with Jennifer Whitmer to transition the books. Also identified that we want two signatures on each check and that the second signature will be Bill. Fred will e-mail Weiss to establish the timing for the meeting targeting next week. Once the financial meeting has been completed, Fred will notify the board and we will establish a meeting time for the next meeting. The finances and documentation provided at the meeting with Jennifer will also identify who has liens placed on their property and who is behind in dues.

Term of Officer Service - Discussed terms and identified that the Covenants do not establish terms nor offices/titles.

By-Laws - Discussed the fact that no by-laws exist and that we may need to establish them to identify how the board is organized and conducts business.

List of Homeowners - Established that Weiss will provide a list of all homeowners with the financial books.

Change of Ownership Notification - Identified that the title company is the way the HOA is notified if owners change and that we could ask the title company to establish ownership if there are questions.

Parcel Number - Had a brief discussion regarding the difference between parcel # and lot # and were told that Weiss has only the lot #'s.

Owner List Corrections - Noted that we may need to update records as some addresses have the old owners name e.g Randy's still show Helen's name.

Insurance - Discussed the need for Liability insurance and the fact that this expense was not on previous years because the developer was self insured. Weiss currently uses Cassidy/?/Brasser for their insurance needs.

Vendors - Brian provided a list of the vendors used in the past for the maintenance of common areas (attached).

Irrigation - Brian also noted that the irrigation system along ironwood runs off of a well and not city water thus we should have no water bill.

Definition of Common Areas - Reviewed the map of the subdivision and reviewed what the common areas are/were as follows: The area along Ironwood, and the area around the three drainage basins (2 ponds and 1 dry basin)

Ponds - Discussed the property lines around the ponds especially along the road and established that all property is owned by the lot owners along the pond.



Farmington Hills Homeowners Association Inc.

Randy Peppers: President
Bill Slater: Vice President
Aaron Laskowski: Facilities
Fred Harris: Treasurer
Tom Nieter: Secretary

Curbs and Roads - Established that the curbs and roads are now public county right of way and are maintained by the county.

Developer work yet to complete - Brian identified that the developer still has to complete the sidewalk ramps to allow wheelchair accessibility. Planned to be completed this coming summer.

Sewer System - Brian identified that the sewers drain into a lift station that is on the fire department property which was a deal reached by the developer in which the fire department provided the land for the lift station and in return, they were allowed to use it as well. Also the new Bradford Shores subdivision also uses the same lift station. The lift station is now property of and is maintained by city of South Bend.

Notification to Title Company - Weiss will contact the title company and identify that we have taken over the HOA.

Additional Signs - Brian identified that they use US sign Crafters for any street signs, etc. Contact Ryan Kuring.

E. Decisions/Approvals

No decisions or approvals were agreed upon at this meeting.

F. Agenda for Next Meeting

Briefly identified that the next board meeting will need to be held to review the financials and establish the dues for this year. Agenda will be:

1. Approve previous meeting minutes
2. Review finances and establish dues for this year
3. Discuss any new business

Adjournment:

Meeting was adjourned at 1:00 PM. The next general meeting will be defined once the financial meeting has been completed.

Minutes submitted by:

Thomas A. Nieter, Secretary