



Farmington Hills Homeowners Association Inc.

Meeting Minutes
October 2, 2010

BOARD OF DIRECTORS

President: Randy Peppers
randyp171@sbcglobal.net

Vice President: Bill Slater
vicepresident@farmingtonhillshoa.com

Facilities: Aaron Laskowski
Facilities@farmingtonhillshoa.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 12:31 PM on October 2, 2010 at the Silo room at the Francis Library Branch.

Present:

Board Members:

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

Others:

None

Not Present:

Board Members:

Aaron Laskowski – Facilities
Randy Peppers – President

Others:

N/A

A. Approval of Minutes

The meeting minutes from the meeting held on September 18, 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 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 has supplied the information via e-mail regarding the past due accounts. This information includes both 2010 past due accounts (of which there are five) and prior past due accounts (of which there are thirteen, with liens placed on 5 of these properties). Tom will create and send kind letters to those four homeowners that have paid in 2010 but which the Weiss records showed past due for prior years. This letter will ask for remittance or proof of prior payment. Tom will also create a second letter to those homeowners with liens on their property identifying the total past due amount of the current lien. And finally, Tom will create a third letter to those homeowners who are past due for 2010 explaining legal action will be initiated soon and asking for remittance. All letters will be registered.

Additional Stop Signs – Randy is still working to have a sign placed at the three locations which are missing them. It may be best for us to order them and place them ourselves due to the bureaucracy involved in getting new signs placed by the county. The county process would include a survey, which we would have to fund, to determine if there is enough traffic to meet the county requirements. Thus, a motion was made by Tom to have the places where we want to add signs marked to identify where utilities are buried in the hope that we can identify a location where the signs can be added with minimal risk of hitting any utilities. Bill seconded the motion. All present agreed and the motion carried.

Street Lights – Aaron has identified that there are 17 lights on account # 0437530691 thus we can identify the cost for that account thus far this year and divide by 17 to get an approximate amount each additional light would cost per year. Aaron has also identified that the street lights are actually leased from I&M. There will also be a fee for installing each additional light and Aaron is continuing to research this fee.

Additional Curb Cuts – Aaron has been researching the status of the curb cuts for handicapped sidewalk access as has Fred. Thus far, it appears no county or state law requires these. However, there may be some pre-existing agreement between the developer and the county. If this exists, it has not yet been identified although Fred and Aaron will continue to research.

No Solicitors Sign at Entrances – Randy will obtain neighborhood watch signs which will be installed with the no solicitors signs.



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Annual Homeowners Meeting – There was a general discussion regarding the 2010 annual meeting. Discussions centered around a meeting location as the room at the library is being used for the entire month of October and November. Tom will review with Randy and see if he can help with potentially having the meeting at the fire department. The date for the meeting will be discussed at the next meeting after a location is identified. The target if for sometime in early November.

For the agenda, the following is the outline that was agreed upon at the meeting:

1. Finance Report (Fred will put this together for review at next meeting)
2. Board Members and Terms (Tom will put information regarding this for review at the next meeting)
3. Election of 2 new members (will be covered by 2. Above)
4. Accomplishments (Bill will put information together for this for review at the next meeting).
5. Upcoming activities (Bill will put information together for this review at the next meeting).

Tom has completed a letter to homeowners and will submit via e-mail once a location and date are agreed upon.

D. New Business

Annual Dues for 2011 – There was a general discussion regarding the amount of the 2011 annual dues. Discussions centered around a creating a financial prediction for 2010 including actual expenses to date and projected expenses to the end of the year with actual income for 2010. Fred agreed to have this to present at the next meeting in ~2 weeks.

Property upkeep for a property on Lisbon – Tom agreed to send 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 care of by the owner.



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E. Decisions/Approvals

1. Decision was made to send registered letters to all past due homeowners.
2. Decision was made to attempt to place stop signs ourselves.

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 1:40 PM via a motion by Tom which was seconded by Bill. The next board meeting will be held ~ October 16, 2010 at a mutually agreeable time at the library if available.

Minutes submitted by: Thomas A. Nieter, Secretary