



Farmington Hills Homeowners Association Inc.

Meeting Minutes
October 30, 2010

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 10:00 AM on October 30, 2010 at the Silo 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:

Randy Peppers – President

Others:

N/A

A. Approval of Minutes

The meeting minutes from the meeting held on October 16, 2010 were distributed and reviewed. Aaron made a motion to approve the minutes and Fred 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 – Tom reported that registered past due letters warning of liens have been sent out to all homeowners identified by Fred as past due. Thirteen registered letters were sent in total and only three return receipts have been received thus far. Statements have also been sent to those homeowners with liens identifying the balance of the lien. One additional homeowner has paid in full and two have contacted the board and identified that they believe Weiss records were in error.

Additional Stop Signs – Aaron is working to place the order for the signs.

Street Lights – Aaron identified he has met with AEP and walked the subdivision. The AEP representative identified that the wires for the lights will have to be connected to the nearest pedestal (green power connection in yards). This may require running wires under the road, sidewalks, etc.. AEP has provided a verbal formal quote of ~\$2400 - \$2800 for adding each light. AEP also noted that the billing for the lights is not based on power used but is rather based on a per light amount set by the regulatory authorities. After a significant discussion regarding the finances for the year, Tom made a motion that we place the order for two additional lights and Aaron seconded the motion. All present agreed and the motion carried.

No Solicitors Sign at Entrances – Aaron is working to obtain neighborhood watch signs and no solicitors signs which will be installed with the no solicitors signs.

Annual Homeowners Meeting – There was a general discussion regarding the 2010 annual meeting. The time and location are set and letters of invitation have been sent to each homeowner. Agenda items were reviewed in detail as follows:

1. Finance Report - Fred presented the finances with similar items grouped together and showing what has been spent to date, what is planned to be spent for the remainder of 2010, and what the plan is for the budget is for 2011. All reviewed the data and several changes were identified. Fred will make the changes and resend the data via e-mail.
2. Board Members and Terms - Tom presented a draft version of this section for review. No changes were identified.
3. Election of 2 new members (covered by 2. Above)



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4. Accomplishments - Bill has created a list of accomplishments and Tom has added the information to the presentation.
5. In process activities - Bill has created a list of accomplishments and Tom has added the information to the presentation.

D. New Business

Property upkeep for a property on Lisbon – Tom has 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 care of by the owner. No return receipt has been received at this point.

E. Decisions/Approvals

1. Decision was made to approve the meeting minutes from 10/16/2010 meeting
2. Decision was made to purchase two new street lights and have them placed at the intersections where significant safety concerns are present.

F. Agenda for Next Meeting

Agenda for the next meeting will be solely to review the presentation material for the annual meeting.

Adjournment:

Meeting was adjourned at 12:14 PM via a motion by Tom which was seconded by Bill. The next board meeting will be held November 13, 2010 at a mutually agreeable time at the library if available.

Minutes submitted by: Thomas A. Nieter, Secretary