Farmington Hills Homeowners Association Inc.

BOARD OF DIRECTORS

President: Randy Peppers
randyp171@sbcglobal.net

Vice President: Bill Slater
wslater@rocketmail.com

Facilities: Aaron Laskowski
AaronLaskowski@hotmail.com

Treasurer: Fred Harris Jr.
fch18102@sbcglobal.net

Secretary: Tom Nieter
secretary@farmingtonhillshoa.com

Meeting Minutes
February 20, 2010

Opening:

The regular meeting of the Farmington Hills Home Owners Association was called to order at 12:05 PM on February 20, 2010 at the home of Bill Slater (Thanks for your hospitality Bill).

Present:

Board Members:

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

Others:

None

A. Approval of Minutes

The meeting minutes from the meeting held on January 23, 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 agenda contained on the minutes of the previous meeting was reviewed and agreed to and used for this meeting.

C. Open Issues

Billing – Fred reported that many homeowners have paid their dues. As the dues are not delinquent until after March 15th, 2010, the next meeting will be held after that date. At that point, any delinquencies will be addressed with the intent to assist homeowners to become current.

Not for Profit Postage – Fred has the forms and is working to complete them. This will allow the association to obtain reduced postage rate due to our status as a non for profit organization.

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Past Checks – Fred reported that the checks that were received from Shields as discussed at the last meeting were cashed and cleared the bank thus this account is settled and current.

Business Entity Report – Fred reported that he had to refile the required paperwork with an address in place of the PO box which he did and filed it with the state to change the business entity report to show the current address and officers.

Address to Lot Number Cross Reference – Tom reported that he has a cross reference and will send it to the other board members.

Taxes – Aaron volunteered to review the tax forms from last year and attempt to complete them, with Fred's help, for this year. Status will be provided at the next meeting.

D. New Business

Pond Treatment – Aaron reported that he had met with Aquatic Ponds and that they have quoted nearly a 50% increase in the cost of treating the pond from last year. Aaron is negotiating with them and will also look for another vendor for this service.

Insurance – Fred has a second quote requested for the insurance of the common areas, etc.. Tom made a motion that Fred purchase the insurance from the lower of the current ($997) quote or the new one once received and Aaron seconded the motion. All present agreed and the motion carried.

Web Site – Tom identified that he has created a simple web site which could be used for distributing information to the members. All present reviewed the information and preliminary design. The idea was generally well received and Fred made a motion that the site be published and Bill seconded. All present agreed and the motion carried.

Sign Light Repair – Aaron identified that the light on the entrance signs are on continuously. He also identified that he had to replace the bulb on one of the signs (Thanks Aaron). Aaron will review how the lights are supposed to be turned on and off once the snow melts and try to identify a method to resolve whatever the problem might be.

Weiss Name Change – Bill identified that Weiss had changed names and that he was concerned that this might create a disconnect regarding the sidewalk ramps for wheelchairs that the developer has still to complete. Aaron identified that this is likely the responsibility of the

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developer and not the builder. Aaron agreed to attempt to obtain a written statement regarding the work yet to be accomplished.

Additional Street Signs – Aaron has worked to obtain a quote for adding cross street signs, stop signs, and missing signs for the entire subdivision. No quote has been received yet but Aaron will continue leading this activity and will distribute the information once available.

Distribution of Information Letters – Bill volunteered to deliver information letters as we create them to eliminate the need for postage and labels, etc..

Combination of Electrical Bills – Aaron will attempt to combine the three current electric bills into a single bill to ease payment.

E. Decisions/Approvals

1. Decision was made to approve the minutes from the previous meeting.
2. Decision was made to have the next meeting after March 15th as the bills should be paid by then.
3. Decision was made to purchase insurance from the lesser of the current quote or the outstanding quote once received.
4. Decision was made to publish the website.

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 1:38 PM. The next board meeting will be held at the Silo room at the Francis Library on Saturday, March 20th from 12:00 to 2:00.

Minutes submitted by: Thomas A. Nieter, Secretary