



Farmington Hills Homeowners Association Inc.

Meeting Minutes

March 24, 2012

BOARD OF DIRECTORS

President: Bill Slater

President@farmingtonhills.hoa.com

Vice President: Irene Eskridge

VicePresident@farmingtonhillshoa.com

Facilities: OPEN

Treasurer: Aaron Laskowski

Treasurer@farmingtonhillshoa.com

Secretary: Tom Nieter

Secretary@farmingtonhillshoa.com

Opening:

The regular meeting of the Farmington Hills Home Owners Association was called to order at 2:10 PM on March 24, at the Francis Library.

Present:

Board Members:

William Slater – President

Irene Eskridge – Vice President

Tom Nieter – Secretary

Others:

N/A

Not Present:

Board Members:

Aaron Laskowski – Treasurer

Others:

N/A

A. Approval of Minutes

The meeting minutes from the previous meeting had been previously approved via e-mail and posted on the website.

Correction - Bill did note a typo from the previous minutes which should have indicated the homeowner that has now paid is now current rather than not current. This note serves as correction to the last meetings minutes.

B. Approval of Agenda

Bill provided an agenda at the meeting for discussion. Tom identified that if a specific agenda is created for the meeting, it would be nice to



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see the agenda before the meeting so that members have a chance to add items and prepare for the meeting. All present agreed.

C. Old Business

Finances – Aaron supplied the finance report via e-mail at it was reviewed at the meeting. The budget is still within the original prediction.

Tom presented a report for the meeting he and Bill had with our new attorney. The attorney identified that small claims court is definitely an option and in fact suggested that small claims court be our primary option as we can garnish wages, etc. through the court so we do get paid. The attorney also suggested we have her send letters identifying we have hired her to collect the past due dues. To that end, we need to supply her with a list of past due homeowners which includes address and amount due. Tom has requested this list from Aaron. If the list is not received soon, Tom suggested we use the latest invoicing information from January to move forward. All present agreed.

The lawyer is also looking into several foreclosure and bankruptcy cases and will provide guidance on these cases as well. Additionally, she identified that we do not need to respond to the summons' we are presented with as the response is only needed if we want to take extraordinary steps.

The lawyer is also working to remove the lien from the property the has now paid up.

Bill initiated a brief discussion regarding homeowners that had paid late fees last year and paid full rate this year as well. All agreed to address any further discussion on this topic on a case by case basis if any action is specifically requested.

Bill identified that this year's taxes have been filed and that we paid substantially less for preparation by a H&R Block rather than an accountant as was previously done.

Certificate of incorporation – Bill indicated that our articles of incorporation have been filed and he has now received confirmation from the state.

Aquadic Weed Control – Bill indicated that we have paid the invoice for this year's program.



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D. New Business

QuickBooks – Irene initiated a discussion on how or if we track ownership of properties and how and when ownership changes. QuickBooks may have a notes column or the like to enable us to track such things.

Attorney – Tom indicated he is willing to be the contact between the lawyer and the HOA. All present agreed.

Resignation/Workload – Paul Radecki has resigned from the board. That leaves Aaron with two roles, the treasurer and the facilities roles. Tom indicated that since there is overlap between the treasurer role and the secretary role when sending out invoices, that he would be willing to assist with the treasurer role to get things set up such that the invoicing is coordinated between the two roles. This might also help take some of the workload off of Aaron. Tom will contact Aaron to discuss. Additionally, the board needs to begin looking for someone to fill the open slot. Tom suggested that he could contact those that received vote's ballot. All present agreed.

Lawncare – Bill indicated that we have just received the second proposal for this service and that it has been provided to Aaron. All present agreed that we need to allow Aaron time to review the proposals and provide a recommendation to the board. The recommendation and vote may be taken via e-mail to expedite the selection.

E. Decisions/Approvals

1. Approved meeting minutes from previous meeting
2. Decision was made to distribute non-standard agenda before meetings
3. Decision was made to correct the previous meeting minutes via these minutes.
4. Decision was made to use account information supplied for invoicing for the lawyer letters if Aaron is unable to provide a specific report soon.
5. Decision was made to address any issues from last year's late fees on a case by case basis.
6. Decision was made for Tom to be the contact for the attorney



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7. Decision was made to contact those that received votes from this year's ballot to try to fill Paul's seat.

F. Agenda for Next Meeting

The next meeting will be held at 2:00 on Saturday, April 28th, at the Francis. Standard agenda will be used.

Adjournment:

The meeting was adjourned at 2:55 PM.

Minutes submitted by: Thomas Nieter, Secretary