



Farmington Hills Homeowners Association Inc.

Meeting Minutes
March 26th, 2011

BOARD OF DIRECTORS

President: Bill Slater

President@farmingtonhills.hoa.com

Vice President: Paul Radecki

VicePresident@farmingtonhillshoa.com

Facilities: Aaron Laskowski

Facilities@farmingtonhills.hoa.com

Treasurer: Fred Harris Jr.

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 10:03 AM on March 26th, 2011 at the Silo room at the Francis Library Branch.

Present:

Board Members:

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

Others:

None

Not Present:

Board Members:

N/A

Others:

N/A

A. Approval of Minutes

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

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.

C. Old Business

Billing – Fred presented the financial report of accounts and identified that aprox. 25% of the homeowners have not paid their dues for 2011 which were due the end of January. After a brief discussion, it was agreed that a letter would be sent to those that were past due and that the \$50 late fee identified in the covenants would be charged. Tom agreed



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to send the letter within two days of the meeting. All present agreed. Fred also reported that the 2011 insurance has been paid and the 2010 taxes have been filed.

Social Committee – Three homeowners (Lou Weber, Qingfeng Pan, and Melissa Riem) attended this meeting and have volunteered to form our Social Committee. Basic concept for the committee was discussed and the committee met separately for the remainder to discuss plans.

Property upkeep for a property on Lisbon – Tom had previously 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. The letter was received and the homeowner has identified a plan to address the situation in the spring. All agreed to continue to monitor this situation in spring to ensure the issues are resolved.

D. New Business

New Pond Maintenance Contract – Aaron indicated that he had contacted the pond maintenance company and established a basic plan for the year. The cost is similar to 2010 and the proposal includes a 3% discount for prepaying the entire effort for the year in one lump sum. Tom made a motion to pay the invoice and Fred seconded. All agreed and the motion carried.

New Outlets at Entrances – Bill indicated he was willing to install outlets at the entrances to be used for decorations for holidays. Tom made a motion that Bill install the outlets and Fred seconded the motion. All agreed and the motion carried.

Social Committee – Several homeowners have volunteered to be on the Social Committee. Tom agreed to send an e-mail to the volunteers to thank them and let them know when this committee might be initiated. Discussed that to form the committee, a meeting will be held with the board and the volunteers to review the general outline as defined in the bylaws and establish a line of communication. This communication will be created once the next board meeting date is set.

Past Due Accounts and Liens – Fred identified that there are still several homeowners that have not paid their 2010 dues. Many attempts have been made to collect but have been unsuccessful. Tom made a motion that Fred begin legal proceedings to place liens on those properties, as identified in the covenants, and Aaron seconded the motion. All agreed and the motion carried.



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E. Decisions/Approvals

1. Decision was made to approve the meeting minutes from 10/30/2010 meeting

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 11:05 AM via a motion by Tom which was seconded by Bill. The next board meeting will be held at a time and date to be set after Bill discusses availability with Paul in roughly May 14th, 2011 at a mutually agreeable time at the library if available.

Minutes submitted by: Thomas A. Nieter, Secretary