



# Farmington Hills Homeowners Association Inc.

Meeting Minutes

March 3, 2012

## BOARD OF DIRECTORS

**President:** Bill Slater

[President@farmingtonhills  
hoa.com](mailto:President@farmingtonhillshoa.com)

**Vice President:** Irene Eskridge

[VicePresident@farmingtonh  
illshoa.com](mailto:VicePresident@farmingtonhillshoa.com)

**Facilities:** Paul Radecki

[Facilities@farmingtonhills  
hoa.com](mailto:Facilities@farmingtonhillshoa.com)

**Treasurer:** Aaron Laskowski

[Treasurer@farmingtonhillsh  
oa.com](mailto:Treasurer@farmingtonhillshoa.com)

**Secretary:** Tom Nieter

[Secretary@farmingtonhillsho  
a.com](mailto:Secretary@farmingtonhillshoa.com)

### **Opening:**

The regular meeting of the Farmington Hills Home Owners Association was called to order at 2:00 PM on March 3, at the Francis Library.

### **Present:**

#### **Board Members:**

William Slater – President

Irene Eskridge – Vice President

Aaron Laskowski – Treasurer

Tom Nieter – Secretary

#### **Others:**

N/A

### **Not Present:**

#### **Board Members:**

Paul Radecki – Facilities

#### **Others:**

N/A

### **A. Approval of Minutes**

The meeting minutes from the previous meeting were reviewed. Bill made a motion to approve the minutes which was seconded by Aaron. All present agreed and the minutes were approved.

### **B. Approval of Agenda**

The standard agenda was used for this meeting and Bill provided a more detailed summary of discussion points at the meeting.

### **C. Old Business**



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**Finances** – Bill reported that we have received 2012 payments from 115 home owners thus far. Additionally, the majority of the remaining homeowners already have liens against their property. Tom took the action to send registered letters to two remaining past due homeowners and letters to two new owners requesting payment. Bill also provided the balance of the checking and savings account. A general discussion followed with an agreement identified to schedule meetings after the second week of the month such that the bank statements will have been received and the Quickbooks accounts balanced. With this completed, a report will be presented at the meetings identifying the expenses vs. budget so the financial situation of the HOA is more transparent to the entire board.

Aaron was able to run several reports and had previously sent them electronically to the board for the month ending statements for January. Aaron also shared a preliminary budget for the year with the board. The budget is expected to balance again this year but with little if any income not accounted for. Tom made a motion to approve the budget and Irene seconded the motion. All present agreed and the budget was approved.

Bill identified that this year's taxes have not yet been filed and that he will be filing next week. Bill also identified the insurance has been paid for this year.

The board agreed that expenses that are identified within the budget may be paid without prior notification to the entire board. These expenditures are considered approved via the budget and thus do not require any additional board approval. In addition, the new finance review process defined above will greatly assist in identifying income and expenses going forward.

**Social Committee Activity** – Bill commented that the social committee had been informed of a new homeowner in the subdivision.

**Sidewalk Crosswalks** – No Change in status. Work is still anticipated to begin in the spring of 2012.

**Certificate of incorporation** – Bill indicated that our articles of incorporation have been filed however he has not received any confirmation from the state. Additionally, Bill will revise these now that officers have been defined for this year.

## **D. New Business**



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**Attorney** – Bill indicated that one of the homes we currently have a lien on has settled and is not current thus we need to remove the lien.

Additionally, we may have to place new liens and we do have several foreclosures and bankruptcies that we need legal advice/effort on. Bill agreed to contact the recommendation from the previous attorney and attempt to set up a meeting to discuss our needs. Tom agreed to sit in on the meeting as well. Tom also took the action to review all of the legal documents we have regarding these subjects and put together a list of specific questions we would like to discuss.

**Officers** – The board selected new officers as are identified on the left on these meeting minutes.

**File Storage** – Bill provided the paper files received from the previous Treasurer to Tom for storage.

**Aquadic Weed Control** – The proposals for this service were reviewed and the board agreed with the recommendation to use the same vendor as in previous years. As long as the costs are in the approved budget this may be paid without additional board approval.

## **E. Decisions/Approvals**

1. Approved meeting minutes from previous meeting
2. Approved the budget
3. Identified officers for this year

## **F. Agenda for Next Meeting**

The next meeting will be held at a mutually agreed upon time and place to be determined at a later date. Standard agenda will be used.

## **Adjournment:**

The meeting was adjourned at 3:05 PM.

Minutes submitted by: Thomas Nieter, Secretary