



Farmington Hills Homeowners Association Inc.

Meeting Minutes
May 14th, 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 10:00 AM on May 14th, 2011 at the Francis library.

Present:

Board Members:

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

Others:

None

Not Present:

Board Members:

None

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

Budget – Fred presented the budget for 2011 with the actual expenditures thus far. The general conclusion is that we are behind in income and on plan for expenses.



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Billing – Fred reported that the lien process is progressing for those that are past due for 2010. Fred also reported that we are still missing payment of 2011 dues from ~14% of our homeowners which is down from 25% at last count. After a brief discussion, it was agreed that Tom will create a letter and all will agree upon content via e-mail. The letter will then be sent to those past due less those with a lien already via registered mail.

Also identified the following as the timeline for future invoicing:

- Board will identify the amount of the next years dues by November 15th
- Invoices mailed the first week of January and due by the end of January per covenants
- Late dues will be identified by treasurer first week of February
- Late dues notices will be sent second week in February identifying \$50 fee will be charged after the end of February

Title Companies – Fred provided a list of six area companies and Tom will notify each of the HOA so that we are notified when properties change hands.

Social Committee – Tom read a summary of the activities from the social committee and identified that the committee has requested up to \$500 for the summer picnic. Aaron made a motion to approve the request and Bill seconded the motion. All in attendance agreed and the motion carried.

Property upkeep for a property on Lisbon – Aaron identified that another homeowner had contacted the HOA regarding this property. Also, the owners have identified a plan to complete the following work by early June. Aaron will contact the owners and request specific time line and/or proof of contract.

1. Remove existing dead lawn and install new sod in the front and side yards. The sod will stop before it slopes down the edge of the hill on both sides of the house.

2. Power rake the back and side yard. Spread new seed and straw in all areas that are dirt.

3. Remove all shrubs in front of the house and plant the following new shrubs:

- 3 boxwood
- 2 spirea



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1 burning bush

Lilies will be planted along the border of the flower bed

Brown mulch will be spread lightly throughout the beds in the front and left side of the house

D. New Business

Property upkeep for several other properties –Aaron identified that several properties are falling further behind in the maintenance of their lawns/properties. Aaron agreed to compose letters to these homeowners and send to Tom who agreed to send the letters.

HOA Property –Aaron identified that flowers have not yet been planted at the entrances and he will continue to work with the landscaper to ensure these are planted.

E. Decisions/Approvals

1. Decision was made to fund \$500 for the neighborhood picnic.
2. Decision was made regarding timing of the invoicing for future years.
3. Decision was made to send registered letters to past due accounts for 2011.
4. Decision was made to follow the property maintenance of a property on Lisbon carefully and contact the home owner for additional details.
5. Decision was made to identify any other properties in need of maintenance and contact those homeowners via letter.

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



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Adjournment:

Meeting was adjourned at 12:00 noon via a motion by Bill which was seconded by Paul. The next board meeting will be held roughly July 16th at 12:00 noon at the library if Paul can schedule a room.

Minutes submitted by: Thomas A. Nieter, Secretary