



Farmington Hills Homeowners Association Inc.

Meeting Minutes
July 16th, 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 12:00 PM on July 16th, 2011 at the Francis library.

Present:

Board Members:

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

Others:

None

Not Present:

Board Members:

Aaron Laskowski – Facilities

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 on plan in income (although there are still some outstanding invoices for 2011) and on plan for expenses.



Farmington Hills Homeowners Association Inc.

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

Billing – Fred reported that liens are in place for those that are past due for 2010. There are three homeowners that have responded to the HOA regarding this. Fred will review two and Tom will respond to one via e-mail. Fred also made a motion to pay the invoice for the lawyer and Tom seconded. All present agreed and the motion carried.

Tom reported that the letter that was agreed upon via e-mail for 2011 was sent to those past due, less those with a lien already, via registered mail and return receipts have been received for all but one. Fred then reported that we are still missing payment of 2011 dues from ~7% of our homeowners which is down from 14% at our last meeting. Fred agreed to supply an updated list showing all homeowners and the status of 2011 payments by e-mail to the board. Once this is received, a vote will be taken via e-mail regarding placing liens on those homeowners past due for 2011 and action will be initiated as appropriate.

Social Committee – The sub-division picnic was a success. Fred reported that the cost of the picnic was significantly less than what had been approved previously by the board. Tom reported that several properties had changed or will in the near future and that the social committee had been informed.

Curb Cuts – One complaint has recently been voiced by a homeowner regarding the curb cuts or lack thereof. The board will ask Aaron to use this to reinstate discussions with the county regarding this subject.

Property upkeep for a property on Lisbon – Aaron had previously identified that the homeowner in question had planted new sod to eliminate the problem. However, the sod was not getting enough water and Aaron contacted the homeowner to inform him. The situation has improved and the required water is now being applied however it may be too late for some of the new sod. All will follow the situation as required.

D. New Business

Weiss Records – Tom had previously made a motion via e-mail not to use Weiss' records due to issues with accuracy. A vote was taken via e-mail and the motion carried with 4 votes for and one director not voting. This item was discussed at the meeting and Fred wanted to review this himself again. As no vote was taken at the meeting regarding modifying the previous position, the previous vote currently stands.

Additional timing – Fred asked that we review the timing that was established in our last meeting regarding the finance process and we add



Farmington Hills Homeowners Association Inc.

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

to that the timing for liens. Tom took the action to send the timing out via e-mail and Fred will then add to that his proposed timing for liens with the intent of taking a vote on this via e-mail as well to expedite closure.

E-mail – Bill indicated that it would be useful for each director to supply any HOA correspondence to all directors such that we all can see and know what is being discussed. All present agreed. Homeowners are requested to send any correspondence to email@farmingtonhillshoa.com which will go to all directors.

Other Issues - Several issues were identified during the meeting but were not fully discussed due to time constraints. All present agreed to discuss these at the next meeting and to meet soon. These issues are:

- Limo parking on the streets
- Pond Algae
- Standard response for homeowners that are not in good standing (past due)
- Clutter in back yard of a home on Farmington Hills drive
- Sprinkler damage cost

E. Decisions/Approvals

1. Decision was made via e-mail not to use Weiss records.
2. Decision was made to pay the lawyer for efforts related to past due invoices.
3. Decision was made to include other directors in e-mail correspondence.

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



Farmington Hills Homeowners Association Inc.

BOARD OF DIRECTORS

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

Vice President: Paul Radecki
[VicePresident@farmingtonh
illshoa.com](mailto:VicePresident@farmingtonhillshoa.com)

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

Treasurer: Fred Harris Jr.
[Treasurer@farmingtonhillshoa
.com](mailto:Treasurer@farmingtonhillshoa.com)

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

Adjournment:

Meeting was adjourned at 2:00 PM via a motion by Bill which was seconded by Paul. The next board meeting will be held on August 3rd at 6:00 PM at Bill's.

Minutes submitted by: Thomas A. Nieter, Secretary