



Farmington Hills Homeowners Association Inc.

Meeting Minutes
September 20th, 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 6:05 PM on September 20, at the Francis Library.

Present:

Board Members:

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

Others:

Homeowner @ 7:45 pm

Not Present:

Board Members:

Tom Nieter – Secretary

Others:

N/A

A. Approval of Minutes

The meeting minutes from the previously meeting were previously reviewed and approved via e-mail.

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

Finances – Fred presented the finances to the board and the report was approved.



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Liens – The item regarding concern over the fact that a lien was placed based on failure to pay in 2009 was discussed in detail with the homeowner. A review of the past 4 years has been completed by Fred. There is no record of a cash receipt from Weiss, the homeowner has no receipt and there is no record of a deposit of \$175.

The second homeowner previously discussed which had identified that they were not notified of the past due status of their account until the lien was placed on their home has been settled and the homeowner is now current.

A third homeowner had requested and received a payment plan to settle their account with 3 payments of \$ 108, \$108 and \$107 agreed to. The first payment was due on September 1st. No payment was received.

Late Fees - Homeowners that did not pay the late fee (\$50) this year will be issued a letter and an opportunity to settle the \$50 amount within 15 days. If late fees are not received it will be added to the 2012 dues with interest.

Annual HOA Meeting – The meeting is set for 6:00pm at the library. Bill approved the Social committee's request to have a short presentation at the meeting. All in attendance were in favor.

D. New Business

Cottonwood tree - The board is still in agreement to remove the Cottonwood tree growing in the parkway along Lisbon Dr. Aaron would like to confirm this with the homeowner before cutting it down. Fred would like to talk to the homeowner regarding past due amounts.

Crosswalks / Curb Cuts - Weiss commented that they would be unable to complete the crosswalks again this year and mentioned that they had a bond with the city to complete the work. A call was placed into the county engineering department. They returned the call and stated that they had notified Weiss (the developer) that they had until October 31st to complete the crosswalks and other items. If they failed to complete the walks by that date, the county would keep the bond and start the process of collecting bids for the work to get completed.

Dog waste - A homeowner was witnessed picking up dog droppings from his yard and disposing of them directly into the pond. Another homeowner was witnessed picking up dog droppings from his yard and disposing of them into a street drain on two occasions. Aaron made the motion to send the homeowner a letter, all approved the motion carried.



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Drain Inlet - Per a home owners request, Aaron made a motion for the board to maintain 3 drainage inlets in the neighborhood to prevent excessive weed and tree growth from blocking the inlets. The motion was seconded by Fred. All present agreed and the motion carried. Aaron will contact advanced properties to have them treat the inlets one time this fall. The service will be added to the 2012 program, approximately 3 times.

Hydrants - Paul is getting a price for the Fluorescent markers to be installed on the fire hydrants in the winter

Drain settling - We received a request to contact the St Joseph county street department regarding settling and possible leak at a curb drain inlet on Brussels Dr. The grass behind the inlet was inspected by Aaron. There appears to be a couple very small depressions in the lawn. It is not obvious if it is a leak or just settling. Other homeowners in the subdivision are experiencing settling at various places on their properties. All present agreed that it is not the board's responsibility to get involved with soil settling. We will continue to monitor the area and provide contact information to the homeowner for the St Joseph county highway department.

E. Decisions/Approvals

1. Approved drain inlet maintenance
2. No action for the soil settling at curb drain on Brussels
3. Approved sending a letter to homeowners regarding proper disposal of dog / yard waste.

F. Agenda for Next Meeting

A special meeting is scheduled at Bill's House on Tuesday September 27 a 6:00 pm to come to a final decision on the past due account for 2009.

Adjournment:

The meeting was adjourned at 7:40 pm. The Board had a special meeting scheduled to start at 7:45 pm with the Gordon's

Minutes submitted by: Aaron Lasowski