



Farmington Hills Homeowners Association Inc.

Meeting Minutes
October 16, 2010

BOARD OF DIRECTORS

President: Randy Peppers
randyp171@sbcglobal.net

Vice President: Bill Slater
vicepresident@farmingtonhillshoa.com

Facilities: Aaron Laskowski
Facilities@farmingtonhillshoa.com

Treasurer: Fred Harris Jr.
fch18102@sbcglobal.net

Secretary: Tom Nieter
secretary@farmingtonhillshoa.com

Opening:

The regular meeting of the Farmington Hills Home Owners Association was called to order at 12:40 PM on October 16, 2010 at the Silo room at the Francis Library Branch.

Present:

Board Members:

Aaron Laskowski – Facilities
William Slater – Vice President
Tom Nieter – Secretary

Others:

None

Not Present:

Board Members:

Fred Harris –Treasurer
Randy Peppers – President

Others:

N/A

A. Approval of Minutes

The meeting minutes from the meeting held on October 2, 2010 were distributed and reviewed. Aaron made a motion to approve the minutes and Bill seconded the motion. All present agreed and the motion carried.

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.



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C. Old Business

Billing – Tom reported that past due letters warning of liens have been sent out to all homeowners identified by Fred as past due and that statements have been sent to those homeowners with liens identifying the balance of the lien.

Additional Stop Signs – Tom made a motion that we place the order for additional stop signs and posts with the intent that we will install them ourselves. Bill seconded the motion. All present agreed and the motion carried. Aaron will place the order the signs and posts.

Street Lights – Aaron identified he has met with AEP and walked the subdivision. The AEP representative identified that the wires for the lights will have to be connected to the nearest pedestal (green power connection in yards). This may require running wires under the road, sidewalks, etc.. AEP will provide a formal quote but identified a ROM of ~\$9,000 to \$12,000 for adding the three lights requested. AEP also noted that the billing for the lights is not based on power used but is rather based on a per light amount set by the regulatory authorities. Aaron mentioned that it may be best to install lights one per year to minimize the need to increase rates to pay for the installation.

Additional Curb Cuts – Aaron has discussed the issue with Chip at the county engineering department. Chip informed Aaron that they were well aware of the sidewalk ramp situation and that they have been hounding Weiss Homes to complete the project. Fortunately, there is a security bond that was posted and the county does hold the funds. So if Weiss does not complete the walks, the county cashes in the security and they will construct the ramps at their cost. Aaron asked at what point or how long until that decision is made. Chip would not answer that questions directly and said that it was a last resort and that they really don't want to take that action. All agreed that this is a county issue and is being handled by the county. No further board action is required.

No Solicitors Sign at Entrances – Randy will obtain neighborhood watch signs which will be installed with the no solicitors signs.

Annual Homeowners Meeting – There was a general discussion regarding the 2010 annual meeting. Discussions centered around a meeting location as none has yet been identified. Tom will attempt to book the room at the library on a Saturday morning in mid November. The date for the meeting will be discussed at the next meeting after a location is identified.



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For the agenda, the following is the outline that was agreed upon at the meeting:

1. Finance Report (Fred was not present so this portion could not be reviewed. Fred previously agreed to put this together and we will review at next meeting)
2. Board Members and Terms (Tom presented a draft version of this section for review. No changes were identified.)
3. Election of 2 new members (covered by 2. Above)
4. Accomplishments (Bill presented a list of accomplishments and several additions were identified. Bill will send info to Tom to be included in the presentation).
5. Upcoming activities (Bill presented this information in draft form and all agreed with the list. Bill will send to Tom).

Tom has completed a letter to homeowners and will submit via e-mail for board approval once a location and date are agreed upon.

D. New Business

Annual Dues for 2011 – There was a general discussion regarding the amount of the 2011 annual dues. Discussions centered around a creating a financial prediction for 2010 including actual expenses to date and projected expenses to the end of the year with actual income for 2010. As Fred was not at this meeting, this item could not be reviewed. This item will be reviewed at the next meeting which Tom will attempt to schedule in one week.

Property upkeep for a property on Lisbon – Tom agreed to send 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.

E. Decisions/Approvals



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1. Decision was made to send registered letters to all past due homeowners.

2. Decision was made to purchase stop signs ourselves.

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 1:40 PM via a motion by Tom which was seconded by Bill. The next board meeting will be held ~ October 23, 2010 at a mutually agreeable time at the library if available.

Minutes submitted by: Thomas A. Nieter, Secretary