



Farmington Hills Homeowners Association Inc.

Meeting Minutes
August 10, 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 6:10 PM on August 10th, 2011 at Bill's house.

Present:

Board Members:

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

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



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Billing – Fred provided the final value of the liens of those homeowners that had asked. Tom will respond to one and Fred will respond to the others via e-mail.

It appears that there is only one homeowner that does not already have a lien on their property that is past due for 2011.

There was also a discussion regarding the homeowners that owe the \$50 late fee but are current otherwise. The result of the discussion was that we will add this amount to the 2012 invoice.

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.

D. New Business

Sprinkler Damage – Aaron reported that the installation of one of the new street lights did damage one homeowner's sprinkler system. The homeowner had the system repaired and is asking for <\$50 reimbursement. Aaron made a motion to pay the homeowner and Tom seconded the motion. All present agreed and the motion carried.

Pond Algae – Discussion regarding the subject reveals that during certain weather conditions, it can be very difficult to completely eliminate algae growth. The discussion led to the conclusion that, in general, the pond is maintained well. No further action is required at this time.

HOA Sprinkler System – Aaron has previously identified that the HOA sprinkler controllers do not have battery backup and reset to significant duration and days every time the power goes out. To help resolve this situation, Aaron has mapped the system and has documented the schedule for the system and placed the schedule inside the controller box for future reference. This allows Aaron to reset the system more quickly and eliminates the immediate concern. This item will be revisited next spring.

Annual Meeting – Fred identified that we need to begin planning the next annual meeting. All agreed and Paul took the action to review our options with respect to the library and will present a proposal via e-mail with a target of sometime in October.

E. Decisions/Approvals



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1. Decision was made via e-mail to approve previous meeting minutes.
2. Decision was made to add the \$50 fee to next year's invoice for those homeowners that owe only that fee currently.
3. Decision was made to pay the sprinkler repair for damage that occurred due to the addition of street light(s).
4. Decision was made to continue with the current pond treatment plan as is.

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 8:30 PM via a motion by Bill which was seconded by Paul. The next board meeting will be held on August 22nd at 6:00 PM at Bill's.

Minutes submitted by: Thomas A. Nieter, Secretary