



Farmington Hills Homeowners Association Inc.

Meeting Minutes
August 22nd, 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:

A special meeting of the Farmington Hills Home Owners Association was called to order at 6:05 PM on August 22, 2011 at the Bill's house to discuss liens.

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 were presented and reviewed. Fred made a motion to approve the minutes and Paul 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.

C. Old Business



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Liens – As previously discussed, liens are in place for those that are past due for 2010. There are two homeowners that have responded with specific concerns. The first response is a concern over the fact that a lien was placed based on failure to pay in 2009. A general discussion ensued and ultimately led to Fred making a motion to keep the lien as is until such time as the homeowner can provide some proof of payment or special circumstances. Paul seconded the motion and the majority agreed with Tom dissenting and the motion carried.

The second homeowner had identified that the HOA had not previously notified them that they had forgotten to pay in 2010 until the lien was placed on their home. The homeowner identified that, while they have now paid the entire amount, they felt the lien was unnecessary and that had they been told of their error, they would have paid the past due amount without the need for the lien and associated attorney cost. A review of the HOA records indicates this homeowner indeed was not previously notified. Tom made a motion to waive the attorney fee for this homeowner due to the error and Fred seconded the motion. All present agreed and the motion carried.

Finally, 2011 past dues were discussed and all agreed that Fred would review the records and create the list of homeowners that have not paid in 2011 and do not already have a lien on their property. The list will then be sent via e-mail and reviewed to ensure the homeowners have been notified. Once the review is completed via e-mail, the lien process will be initiated per the covenants.

D. New Business

No business other than the lien discussion was conducted as this meeting was specific to that subject.

E. Decisions/Approvals

1. Decision was made to approve the meeting minutes of the previous meeting.
2. Decision was made to allow the previous lien to stand from 2009.
3. Decision was made to refund the attorney fees due to lack of previous notification.

F. Agenda for Next Meeting



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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 7:17 PM via a motion by Bill which was seconded by Paul. The next board meeting will be held on September 20th, 2011 at 6:00 at the Francis library.

Minutes submitted by: Thomas A. Nieter, Secretary