

Huron Farms Association Board Meeting

January 23, 2007

Scio Township Hall, 827 N. Zeeb Rd., Ann Arbor, MI

Quorum was reached with the following Board members in attendance:

Thomas Phillips, President

Chad Johnston, Vice-President

John Loudermilk, Treasurer

Bob Robke, Secretary

Todd Robinson, Director

Charles Bricker from Kramer-Triad Management was also present.

Agenda Items:

- I. Call Meeting to Order.
 - a. The meeting was called to order at 5:32pm.

- II. Approval of Minutes.
 - a. **Motion to accept the October 11, 2006 meeting minutes.**
 - i. **Motion passed unanimously.**

- III. Co-owners Forum.
 - a. Several co-owners were present and addressed the board:
 - i. Scott Kraft of 7168 Palmer expressed his concerns about the amount of the reserve fund, annual dues, management company expenses, lack of financial statement distribution, board member term limits and representation, and communication regarding late dues payments and by-laws violations. Mr. Kraft suggested a third party review of the reserve fund, returning or rebating a portion of the reserve fund, re-reviewing the 2007 annual dues, justifying why a management company is necessary, distributing financial statements to all co-owners as soon as possible, enforcing board member term limits of four years/individual and two years/position, rotating board member responsibilities and requiring representation from each phase, posting board meeting dates/times, and suggested forming a neighborhood watch.
 - ii. Bill Bowman of 7211 Ulrich noted his experience in subdivision development and associations, and spoke in support of the current reserve level, planned contribution for 2007 and the annual dues amount, and supported the use of a management company. Mr. Bowman suggested that we consider looking at "cafeteria style"

management services if that is more appropriate for HFCOA's needs.

iii. Teri Bunting of 7186 Ulrich asked if the reserve fund amount is appropriate for us, and if our management company is worth the price for what we get. Ms. Bunting commented that she has signed up for committees in the past, but they rarely get off the ground or the work they do is not followed up on. She would like to receive a copy of HFCOA financial statements.

iv. Debbie Haas of 7212 Quackenbush spoke in opposition of posting association financial information on the website.

b. Discussion/Comments.

i. Chad Johnston, Vice President, commented that the board declined the option of having a reserve study done in 2006 by a third party, based in part on input from Chick Bricker of Kramer-Triad who noted that our reserve level is typical for an association of our size. Self-governance (no management company) requires someone to contribute a significant amount of personal time to handling the community management (accounting, legal, maintenance work orders, etc.).

ii. Thom Phillips, President, noted that 2007 will be the first full year without Norfolk's involvement in HFCOA. Another reason the reserve study was declined is due to the uniqueness of Huron Farms, in that there are minimal amenities to maintain, and our major liabilities are engineering oriented (detention ponds). An RFP will be sent the week of January 29th for a cost-liability analysis by professional civil engineers who design storm systems like those in Huron Farms. Financial information will be forwarded to all co-owners annually. Thom commented on the relatively few hits on the web site and that mail delivery should remain the primary method of communicating with Co-Owners.

iii. Bob Robke, Secretary, commented that the board member terms are posted on the website and in the 2006 annual meeting minutes. The website is under discussion, and he suggested that a master email list for the association be organized with an opt-in option for distribution of financial and other information.

iv. Chick Bricker of Kramer-Triad noted that it is very difficult to compare communities based on annual dues amounts alone, due to the variations in amenities, liabilities, maintenance, etc. Kramer-Triad does offer cafeteria style services; it has been at the direction of Norfolk that HFCOA maintain full service management.

c. Remaining co-owner comments and concerns will be added to agenda of and discussed at the next Board meeting. Responses will be generated at that time.

A short break followed the Co-owner's forum.
John Loudermilk, Treasurer, was absent for the remainder of the meeting.

- IV. President's Report.
 - a. The Dexter Community Park picnic shelter will be dedicated in the spring.
 - b. Entry sign site plan discussion, any decision was tabled until next meeting.
 - c. Thom has received several inquiries about the Social Committee Chair for 2007, which is vacant.
 - d. **Motion to get pricing on mailbox replacement for remaining phases.**
 - i. **All BOD members present voted in favor of the motion (four in favor, one absent), therefore the motion passed.**
 - e. There may be a dead tree along Meadowview near the original model.

- V. Association Manager's Report.
 - a. A dead tree installed as part of the HF island landscaping project on Ulrich Ct. has been replaced under warranty.
 - b. Concern for water (now ice) over the sidewalk at S.E common area of York St. and Meadowview. It was confirmed that the irrigation system is not leaking, and the Village has confirmed nothing underground is causing the problem. The cause is the slope of the land and run-off. This still presents a hazard and should be investigated and fixed.

- VI. Association Counsel's Report
 - a. Ed Zelmanski noted that self-governance, while less expensive, is costly in terms of time and runs the risk of allowing a co-owner to have excessive control over association monies.
 - b. Ed Zelmanski noted that late fees are currently imposed monthly while dues assessments are imposed quarterly. Ed requested that the board consider revising the policy to assess late fees quarterly.
 - i. The bylaws are not explicit in stating the frequency in which late fees are to be assessed.
 - c. Kramer-Triad sends late notices monthly and assesses late fees monthly.
 - i. A portion of the late fee goes to Kramer-Triad for administrative costs.
 - d. **Thom Phillips made the motion to revise this policy to charge late fees quarterly and send late notices quarterly effective April 1, 2007, and send a notice to all co-owners notifying them of the change.**
 - i. **All BOD members present voted in favor of the motion (four in favor, one absent), therefore the motion passed.**

- VII. Board Business

- a. Operating Account Review.
 - i. Motion to transfer funds from the operating to the replacement reserve account and purchase a Certificate of Deposit at the best available rate at the time of transfer.**
 - 1. All BOD members present voted in favor of the motion (four in favor, one absent), therefore the motion passed.**
- b. Suggestions for Board to consider for possible discussion at next meeting.
 - i. Neighborhood Garage Sale this summer.
 - 1. HFCOA runs ad in the Ann Arbor News. The date would be a Saturday for a set time (e.g., 9am – 4pm), with Friday evening as a "pre-sale" for neighborhood residents only.
 - ii. Golf Outing.
 - 1. No further details were available.
 - iii. Summer Job List.
 - 1. Children may sign up (with parent/guardian permission) for odd jobs such as babysitting, lawn mowing, pet sitting, etc.
 - iv. Neighborhood Directory.
 - 1. Create a (voluntary) neighborhood directory.
- c. Modification Request Form Changes.
 - i. The form will be revised to address some concerns that have been identified. BOD members are asked to review the existing medication request form. Thom will forward a revised copy for review.

VIII. Adjourn to Executive Session at 8:17pm.

IX. Adjourn Meeting

- a. The meeting was adjourned at 8:26pm.