

## Huron Farms Association Board Meeting

March 12, 2007

Foggy Bottom Coffee Shop, Dexter, 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 5:35 pm.
  
- II. Approval of Minutes.
  - a. None. January 23, 2007 meeting minutes were approved via email.
  
- III. Co-owners Forum.
  - a. None present.
  
- IV. President's Report.
  - a. None.
  
- V. Association Manager's Report.
  - a. A dead tree remains near original model.
  - b. Road damage noted near the corner of Palmer and Ryan. We should call the Village DPW.
  - c. A co-owner had a question about external home color. They should refer to the bylaws and submit a modification request.
  
- VI. Board Business
  - a. Common Area Maintenance Proposals
    - i. Received three proposals for an engineering study to determine HFCOA's liabilities.
    - ii. We have a unique community in that there are few amenities, and the greatest liabilities are engineering-related.
    - iii. **Motion to approve doing an engineering study passed unanimously.**
      1. **Thom, John, Bob and Todd voted to retain WEC.**
      2. **Chad voted to retain PEA.**
  - b. Collection Policy

- i. A letter will be sent to all homes notifying of the revised policy.
- ii. Alternate wording of paragraph 4 was suggested in email discussions, and paragraph six will be clarified to include "without Board approval."

**1. Motion to accept the revised collection policy with noted changes passed unanimously.**

- c. Mailbox Survey
    - i. Discussed proposal from Lambert's Construction.
    - ii. Todd will recount the mailboxes and seek more BOD input.
    - iii. Need clarification of exactly how many houses are in Huron Farms.
    - iv. Topic was tabled until final figures are available. May continue discussion and vote via email before next meeting.
  - d. Management Company RFP
    - i. To determine the extent of our management company needs.
    - ii. Committee members: Chad and Thom.
  - e. Website Management
    - i. Consider looking for professional or UM student to maintain.
    - ii. Bob and Thom will explore options.
  - f. Social Committee Update
    - i. Thank you to social committee members for distributing Valentine's Day gift bags.
    - ii. Newsletter to be published before annual meeting in May (date TBD).
    - iii. Easter Egg Hunt March 31, 2007. Postcard invitations sent out.
    - iv. Garage Sale
      - 1. Things to consider:
        - a. Neighborhood garage sales usually happen early in the summer.
        - b. Coordinate with Dexter Daze?
    - v. Ideas Under Consideration
      - 1. Group outing to a Tigers game, BBQs, golf outing
- VII. Adjourn to Executive Session at 7:00 pm.
- VIII. Adjourn Meeting
- a. The meeting was adjourned at 7:35 pm.