

July 10, 2007
National City Bank Building, Dexter, MI

Quorum was reached with the following Board members in attendance:

Todd Robinson, President
Scott Kraft, Vice-President
Bob Robke, Secretary
Kris Meyer, Director

Charles Bricker from Kramer-Triad Management was also present.

The following Board members were absent:

John Loudermilk, Treasurer

Agenda Items:

I. Call Meeting to Order

a. The meeting was called to order at 5:33 pm with Todd Robinson, Scott Kraft and Bob Robke present.

i. Note: Kris Meyer arrived after Approval of Minutes agenda item.

II. Approval of Minutes

a. March 12, 2007 meeting minutes

Motion to approve minutes

Three present voted in favor thus the motion passed

b. May 22, 2007 meeting minutes

Motion to approve minutes

Three present voted in favor thus the motion passed

III. Guest Presentation by Andy Kubek from Washtenaw Engineering and Thom Phillips, previous HFCOA Board President

a. Notes of Liability Study Presentation by Andy Kubek

i. There is no joint agreement on detention basin between Palmer and Wilson. The basin belongs to Orchard River Hills.

ii. Discussion of pros and cons of forming a drainage district.

1. Pros: Shared cost of repairs with all parties in the drainage district (e.g., Orchard River Hills, LaFontaine Chevy, Busch's, etc.), maintenance handled by Washtenaw County Drain Commission.

2. Cons: WCDC may require that all detention basins and outlet structures be adjusted or rebuilt to meet current standards, all parties in drainage district may not agree to join.

3. Andy Kubek did not recommend forming a drainage district. Thom Phillips concurred.

iii. Thom Phillips recommended conducting a survey of HFDetBasin2 as recommended in the study. This basin was the only one that showed emergency overflow as a result of back-to-back 100-year storms in the modeling program.

1. The Board will take the recommendation into consideration.

IV. Co-owner Forum

a. None present

b. Scott Kraft noted several items of interest related to all co-owners. Co-owner's Forum was determined to be the appropriate place for the minutes of this discussion

- i. Website updates
- ii. Quarterly newsletters
- iii. More open communication
- iv. Meeting dates/times/locations should be published on the website
- v. Send dues updates in line with newsletters quarterly

V. President's Report

- a. None

VI. Association Manager's Report

- a. Trees around play area should be removed and consideration given for watering if they are replaced.
- b. Common area tree removal proposal will be requested.
 - i. Chick noted that the possibility of a "volume discount" is rare because few people take advantage of it.
- c. Huron Commons Lake Street Inverness right-of-way concern
 - i. Informational only, no HFCOA action required.

VII. Board Business

- a. Mailbox Survey
 - i. Todd Robinson presented to the BOD a mailbox survey and RFP to replace 152 mailboxes. Materials will be provided by Salisbury Industries, who provided materials for the first replacement phase.
 - ii. The proposal was sent to two companies. Two proposals were received in return. Motion to secure Lambert's Construction for phase II of the mailbox replacement. All four present voted in favor thus the motion passed.

Motion to order mailboxes and supplies from Salisbury.
All four present voted in favor thus the motion passed.
- b. Engineering Study review
 - i. Discussion topic: Has Norfolk had sediment levels inspected since Huron Farms construction began?
Motion to have Washtenaw Engineering inspect sediment accumulation.
All four present voted in favor thus the motion passed.
- c. Play area tree removal/replacement
 - i. No discussion
- d. Dead trees behind 7028/7022 Ulrich and behind N. Wilson Ct. near the water.
 - i. Covered in Association Managers Report.
- e. Huron Commons Letter
 - i. Covered in Association Managers Report.
- f. Social Committee Update
 - i. It is not clear if there is a social committee chair - Sherri Kraft has expressed interest. Anna Phillips has planned recent social events.
 - ii. The garage sale was a success and should be planned for again next year.
- g. Delinquent dues
 - i. Handling
 - 1. Consider moratorium of late and legal fees in exchange for payment of outstanding dues only.
 - ii. A letter from the attorney should be sent via certified only to those four months or greater in arrears.
Motion regarding delinquent homeowner accounts - the BOD will address delinquent homeowners that have been assessed fees and fines as follows:

1. Give those homeowners that are four months or greater in arrears the opportunity to pay the delinquent assessments only, in exchange for the Board waiving all late and legal fees assessed;
 2. Provide a letter from the attorney referencing the BODs decision sent by both certified and first class mail;
 3. Provide a moratorium of a number of days deemed appropriate by legal counsel to respond;
 4. Liens against the unit will be reversed at HFCOA cost;
 5. Noncompliance results in reassessment of fees and fines pursuant to the new collection policy;
 6. Establishment and adherence to a payment plan constitutes meeting the policy and;
 7. A copy of the proposed letter is to be sent to the BOD first for review before delivery to the homeowners.
- Those voting in favor: Bob Robke, Todd Robinson, and Kris Meyer
Those abstaining from the vote: Scott Kraft
Three in favor, one abstention, one absent; thus the motion passed.

VIII. Adjourn to Executive Session at 8:15 pm.

IX. Schedule Next Meeting

- a. Tentatively set for October 15, 2007 location TBD
- b. In the future, consideration will be given to planning all meetings for the year and communicating these dates in advance to all co-owners.
 - i. Scott Kraft suggested the second Monday of the first month of each quarter. Further discussion at the next board meeting.

X. Adjourn Meeting

- a. The meeting was adjourned at 8:27 pm.