

Huron Farms Co-Owners Association Board Meeting

July 28, 2010

Grand Traverse Pie Company on Zeeb Rd, Scio Township, MI

Meeting minutes provided by Dianne Gagne

Quorum was reached with the following Board members in attendance:

Scott Kraft, President

Todd Robinson, Vice President

Pete Potsos, Treasurer

Dianne Gagne, Secretary

Steven VanHise, Director

Jim Kozlowski from LandArc was also present.

Agenda Topics:

- I. Call to Order.
 - a. The meeting was called to order at 5:52 pm.

- II. Approval of Meeting Minutes
 - a. Motion to approve the April 21, 2010 meeting minutes.
 - i. Scott made a motion to approve the meeting minutes. Pete seconded the motion. All voted in favor.

- III. Action's in Lieu of Meeting
 - a. The Board has approved and passed a motion to have the funds from the CD at AAFS maturing on 7/29/10 invested in a 12 month CD expiring on 7/30/11 at Flagstar at 1.3%.

- IV. Management Report / Financial Review.
 - a. The financial statements were reviewed. Jim to look into \$220 remaining budget amount for Association Fees. Jim will also look into the credit of \$200 in Resident events. The variance in expenses for Resident Events is due to the cancellation of this year's ice cream social.
 - b. Website usage (hits) seems to be up. 223 hits, 122 users.
 - c. Delinquent accounts
 - i. Jim prepared a delinquency summary at the request of the Board. Due to the sensitive nature of the delinquency issues and in an effort to keep homeowner information confidential the Board chose to discuss delinquencies in an Executive Session (see separate attachment.)

V. Old Business

- a. Neighborhood safety and communication as a result of the suspicious behavior in January.
 - i. Board discussed and decided that an informal Neighborhood Watch program was appropriate. Scott to include suggested responsibilities of Neighborhood Watch program in general nuisance letter to homeowners.
 - ii. Board discussed the possibility of Neighborhood Watch signage after Jim provided examples of available signs. Scott motioned to purchase seven signs at a cost of about \$700; two new signs to be placed at the entrances to the subdivision and five other signs to be added to existing sign posts. Todd seconded the motion. All voted in favor. Scott to contact Orchard River Hills regarding signage.
- b. Entry way sign. Pete to call Huron Sign for suggestions on enhancing sign and incorporating solar lighting.

VI. New Business

- a. Huron Farms website. Steven volunteered to investigate and possibly update after contacting Kirk Vantine.

VII. Upcoming Meetings

- a. October meeting, 3rd Wednesday in October.

VIII. Adjournment

- a. Motion to adjourn meeting.
 - i. Pete made a motion to adjourn. Scott seconded the motion. All voted in favor.
 - ii. The meeting was adjourned at 8:01 pm.

End