

## Huron Farms Association Board Meeting

July 16, 2008

Alpha Coney Island, Dexter, MI

Quorum was reached with the following Board members in attendance:

Todd Robinson, President

Scott Kraft, Vice-President

Bob Robke, Secretary

Pete Potsos, Treasurer

Kirk Vantine, Director

Jessie Wert from LandArc was also present.

The meeting was called to order at 5:45 pm.

Agenda Topics:

- I. Old Business
  - a. A&H Law Service account has been settled and will be paid.
  - b. Modification Request Form
    - i. The LandArc form requires a deposit to be submitted by the requestor. The Huron Farms BOD does not want that requirement.
  - c. "Children Playing" signs.
    - i. Need cost (Jessie)
    - ii. Need to confirm total number of signs and total number missing (Kirk)
  - d. Reserve Study
    - i. Reserve Advisors did a study for HFCOA in 2003. Cost would be \$750 for a updated study.
  - e. Washtenaw Engineering study – any maintenance work needed in 2008?
  - f. Bylaws re-write would be ~\$2500-3000 fee + \$175/hr. for advisor to attend meeting.
    - i. BOD strongly supports.
    - ii. This would provide more operational control to HFCOA by removing "Developer" language.
    - iii. Concern with possible cost, content, etc. input from homeowners. Need to show that it is in the best interest of the community.
    - iv. **Motion by Todd (second by Scott)**
      1. **To approve \$5000 in funds from the reserve as a budget; and**
      2. **To approve a rewrite of the bylaws.****The motion passed unanimously.**
    - v. Tot lot concern raised at the annual meeting tabled for now. Need to follow up with the homeowner that raised the concern.

- II. New Business
  - a. Landscape Committee
    - i. Ideas from a homeowner (Scott to contact Julichs (sp?))
    - ii. Cost would be approximately \$500.
    - iii. Would require labor – need assistance from other homeowners. Need design and/or plans.
    - iv. Meadowview entrance island need work. Consider professionals. Contact Huron Sign to get recommendations (Todd).
    - v. For any work done by homeowners on common areas, need to consider liability aspect.
  - b. Social Committee
    - i. Fall Tailgate plans to be sent to BOD. Budget review and approval will be handled via email.
  - c. Issues on Wilson with grass and irrigation.
    - i. Grass was cut;
    - ii. One home still needs meter turned on. Jessie suggested considering remote activated valves that allow activation without entry into home. Approx. cost is \$350-400 installed.
  - d. Delinquent accounts
    - i. Jessie to check on late fee assessments. Should be quarterly.
  - e. Quarterly newsletter
    - i. LandArc to publish newsletter, per contract – 4 pages.
    - ii. The BOD will delegate content among members.
    - iii. Next newsletter in September.
  - f. Certificates of deposit
    - i. CD matured recently, need to decide what to do with it.
    - ii. **Motion by Todd (second by Bob)**
      - 1. **To move the full amount of the matured CD to a CD with CAB for 12 months.****The motion passed unanimously.**

Meeting was adjourned at ??? pm.

- end -