

Huron Farms Association Board Meeting

October 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

Aaron Bryant from LandArc was also present.

Agenda Topics:

- I. Call to Order
 - a. The meeting was called to order at 5:40 pm.

- II. Approval of meeting minutes.
 - a. **Motion to approve the July 16, 2008 meeting minutes.**
 - i. Bob made a motion to approve the July 16, 2008 meeting minutes. Kirk seconded the motion. All voted in favor.

- III. Community Manager's Report
 - a. New LandArc Community Manager Aaron Bryant officially introduced.
 - b. Preventive Maintenance discussion:
 - i. Work orders will be issued by LandArc and will notify the BOD if they are greater than \$500.

- IV. Old Business
 - a. "Children Playing" signs.
 - i. Cost is expected to be \$51 each + labor to replace.
 - ii. **Motion to approve funds and issue work order to replace the signs.**
 1. Scott made a motion to approve funds and issue a work order to replace the signs. Bob seconded the motion. All voted in favor.
 - b. Reserve Study
 - i. Reserve Advisors, Inc. gave a proposal of \$2700 for a reserve study.
 - ii. LandArc company also does reserve studies and could provide a proposal.
 - iii. **Motion to approve funds for the reserve study by Reserve Advisors, Inc. if the second proposal is higher.**

1. Pete made a motion to approve the funds for a reserve study by Reserve Advisors, Inc. if the LandArc proposal is higher. Todd seconded the motion. All voted in favor.
 - c. Washtenaw Engineering study – any maintenance work needed?
 - i. Tabled until 2009.
 - d. Bylaws Re-write
 - i. This would provide more operational control to HFCOA by removing the "Developer" language.
 - ii. BOD to review this topic and discuss concerns as necessary.
 - iii. Aaron to send a draft homeowners' survey to BOD.
- V. New Business
- a. Quarterly Dues
 - i. LandArc issued statements to all homeowners regardless of prepaid status. Announcement posted to LandArc website.
 - ii. Need to know from LandArc, if late fees were assessed due to late mailing and short time respond. Statements were mailed very close to the due date.
 - b. Community Manager Update
 - i. Aaron Bryant taking over for Jessie Wert. No concerns were raised by the BOD.
 - c. Quarterly Newsletter
 - i. Next newsletter will go out December 1.
 - ii. Items to include:
 1. Summary of 2008-07-16 meeting minutes;
 2. Social events recap (Fall Tailgate, Halloween, etc.)
 - d. 2009 Budget
 - i. The BOD will review the budget for 2009 either via email or sometime in November.
 - ii. Approval target: end of November.
- VI. Landscape Committee
- i. Tabled until 2009.
- VII. Social Committee
- i. Second Fall Tailgate had good attendance.
 - ii. **Motion to approve funds for the Holiday Decorating contest (prozes, signage, and a monetary donation to the Dexter Chamber of Commerce).**
 1. Scott made a motion to approve \$400 for the Holiday Decorating contest. Kirk seconded the motion. All voted in favor.
- VIII. Upcoming Meetings
- a. Tentative dates of 2009 meetings:

- i. January 13; April 14; July 14; October 13. Meeting location to be determined and dates are subject to change.

IX. Adjournment

a. **Motion to adjourn meeting.**

- i. Bob made a motion to adjourn. Todd seconded the motion. All voted in favor.
- ii. The meeting was adjourned at 7:36 pm.

- end -