

Meeting Minutes - Huron Farms Co-Owners Association Annual Meeting

Date, Time and Place

The Huron Farms annual co-owners meeting was held on Wednesday May 26, 2004 at Mill Creek Middle School. Member sign in started at 6:30pm and lasted until 7:20pm when the meeting was called to order.

Quorum

A quorum was established with 101 (proxies and co-owners) in attendance. The following board members were present:

Name	Position
Jeffrey Eisele	President
Chris Love	Vice President
Terry Derloshon	Treasurer
Paul Arrak	Norfolk Development
Woodgie Logan	Kramer Triad Management

The secretary, Kevin Dostert, was not in attendance.

Minutes

Jeffrey Eisele made the motion to approve the minutes of the last Annual Meeting of October 16, 2002.

Introduction of Developer, Board and Management

Introductions of the board, developer and management were made. Paul Arrak of Norfolk development gave a status update. 213 units have closed (80%) and 20 units are under construction. Norfolk estimates that development will be completed in 2005.

Election of Officers

Eight co-owners submitted nomination forms for board positions. One co-owner responded to the call for nomination from the floor. One of the initial eight candidates requested to be withdrawn from the candidate list. The remaining eight candidates were introduced to the co-owners in attendance and provided a brief bio. Election instructions were issued and election forms were collected upon completion. Volunteers in separate location tallied results.

The following individuals were elected. Positions and tenure were decided at the meeting of the new board members which followed the general co-owner meeting (minutes documented separately).

Name	Position	Tenure
Thomas Phillips	President	2 years
Scott Hershner	Vice President	2 years
Andrew Yomey	Treasurer	1 year
Gloria Johnston	Secretary	2 years

The following individuals were present at the board meeting.

Paul Arrak	Norfolk Development	Developer
Woodgie Logan ^	Kramer Triad Management	Kramer Triad Management

^ not a board member

President's Report

Trees

Jeffrey Eisele reviewed the status of tree health in the association. Multiple trees have died or are damaged throughout the association. The primary cause of tree failure is clay soil conditions. Several scenarios for tree replacements were discussed.

Co-owners from the audience contributed to the discussion including:

- Several co-owners requested clarification of responsibility for tree health. Trees planted by Norfolk at the time of purchase are under warranty for the first year of homeownership. It was communicated to co-owners that if their property is under warranty, they must include the damaged tree on their 90 day or one year punch list in order to be covered under warranty.

Those in common areas planted more than a year ago are the responsibility of the association. Clarification is needed for those trees in common areas planted by Norfolk within the last year.

- A suggestion was made to replace failed or falling trees with inexpensive saplings which can prosper more readily in clay soil conditions than a more mature tree.

The board will continue to assess the extent of the issue and formulate a response plan.

Transition Study

Reserve Advisors conducted a transition study at the request of the board. Findings were not specifically reviewed but copies of the report were to be made available to the new board.

Spring Walk Through

The board completed its spring walk around. Major areas of concern are noted below. These concerns were communicated to Paul Arrak in the form of a memo. A copy was given to the new board members.

- The state of concrete throughout the association
- Detention ponds
- Standing water

Open Forum

Co-owners expressed the following during the open forum:

- **Multiple co-owners whose residence backs up to the York/Nobel/Quackenbush/Meadow View common area expressed significant concern regarding poor sole drainage. One owner stated that there is mildew around the base of their house and that their backyard is virtually unusable due to inadequate drainage. Several other homeowners echoed this statement.**

Upon site plan approval, all areas of the community include engineered drainage. Board to review.

Adjournment

The annual meeting of the co-owners was adjourned at 8:30p.m.