

Meeting Minutes - Huron Farms Co-Owners Association Annual Meeting

Date, Time and Place

The Huron Farms annual co-owners meeting was held on Tuesday May 3, 2005 at Mill Creek Middle School. Member sign in started at 6:30pm. The meeting was called to order at 7:11pm.

Quorum

Quorum was established. The following board members were present:

Name	Position
Thomas Phillips	President
Scott Hershner	Vice President
Andrew Yomey	Treasurer
Gloria Johnston	Secretary
Paul Arrak	Norfolk Development Corporation

Minutes

Thom Phillips made the motion to approve the minutes of the last Annual Meeting of October May 26, 2004. The motion was seconded and passed.

Introduction of Developer, Board and Management

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

Election of Officers

Two co-owners submitted nomination forms for board positions. The 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. Resident volunteers tallied the results.

Todd Robinson was elected to the Board and will serve a two year term. Positions for the next year were decided at the meeting of the new Board members which followed the general co-owner meeting (minutes documented separately).

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Thomas Phillips	President
Scott Hershner	Vice President
Gloria Johnston	Treasurer
Todd Robinson	Secretary
Paul Arrak	Norfolk Development Corporation

President's Report

Thom Phillips presented the documented titled President's Report and reviewed content with the co-owners. Document attached.

Open Forum

Co-owners expressed the following during the open forum:

- Several suggestions and comments were made in regard to the use and appearance of the detention areas within Huron Farms. Board responses included:
 - a. The detention areas should not be used for recreation. They are for viewing purposes only. Signs are posted to this effect.
 - b. Wetland mitigation requirements are monitored by the State of Michigan. Norfolk and the Board will ensure requirements are met. Norfolk has funds in reserve for this purpose and is responsible for them for a period of five years.
 - c. The Association holds liability insurance which includes the wetland areas. The Board will review the terms of policy to ensure adequate coverage exists.
 - d. A request was made to re-seed the detention area by Ulrich and Wilson. The developer will follow up regarding this request.
- A question was asked about the results of the playhouse survey. Clarification regarding the playhouse structures is available on the Association's website.
- A suggestion was made to remove the smaller 'Welcome to Huron Farms' signs that exist in the subdivision. It was communicated that the purpose was to separate the three distinct subdivisions that exist. The Board can consider this at a future Board meeting.
- A question was made as to the responsibility of road conditions. Streets dedicated to the Village of Dexter are maintained by the Village. Those still controlled by Norfolk Development Corporation would be maintained by Norfolk. The Board will request a list from the Village and developer.
- A co-owner expressed concern regarding a large tree near lot 207. A work order will be placed to assess the issue.
- co-owner expressed a concern about construction materials located on the island in South Wilson Court. The developer assured the Association members that island landscaping would be restored.
- A co-owner expressed concern about the common area near lots 256 and 258. The Association will determine who is responsible for this area (Association or developer). If it is the Association then a work order will be issued to assess the issue.
- A co-owner raised a concern about poor concrete quality in his driveway. The developer provided information regarding next steps to the resident following the meeting.
- A co-owner communicated that an extension of Delhi Park, which includes a bridge, is scheduled to take place and may potentially provide a view to one of the detention areas. The Board was not aware of these plans and will obtain information for review at a future Board meeting

Adjournment

The annual meeting of the co-owners was adjourned at 8:00p.m.