



Farmington Hills Hunt Club Subdivision

Annual Meeting

March 6, 2024

7:00PM

Welcome and Opening Statement

➤ John Fanta - President



Board Members

John Fanta

President

Doug Walczak

Vice President

Carrie Cook

Treasurer

Stefanie Exline

Secretary / Block Captain Coordination

Suzanne Doornbos

Architectural Control Committee (ACC) – Requests for Resident Lots

David Tracey

Architectural Control Committee (ACC) – Commons & Sub Grounds

Leila Harmon

Council of Homeowner Associations (COHA)

Alicia Scotts-Wears

At Large / Directory Coordinator / Interim Social Lead

John Saba

At Large

Agenda



Item	Owner
Welcome & Introductions	John Fanta
Social	Alicia Scott-Wears (Interim w/ Board Support)
Architectural Control Committee	Suzanne Doornbos David Tracey
10-Year Capital Plan	Doug Walczak
Treasurer's Report	Carrie Cook
Block Captains	Stefanie Exline
Directory	Alicia Scott-Wears
Website	Doug Walczak
COHA	Leila Harmon
Neighborhood Watch	John Fanta
Questions	All
Election of Board Members	John Fanta/Doug Walczak
Adjourn Meeting	

HELP WANTED

Resident Volunteers for Social Committee



2023 Events Recap

- Feb – Bowling (CANCELLED)
- Mar – Euchre Party
- Apr – Easter Parade
- Apr – Litter Walk
- Apr – Trivia Night
- May-Oct – Food Trucks
- Jun – Picnic (CANCELLED)
- Jun – Golf
- Oct – Oktoberfest
- Oct - Halloween
- Nov-Dec – Festival of Lights
- Dec – Holiday Party & Carriage Rides

2024 Event Horizon

- Mar 30 – Easter Parade
- Apr 27 – Litter Walk
- May 16 & 18 – Sprinkler Activation
- Jun 8 – Picnic
- Jun 22 – Golf
- Oct 4 – Oktoberfest
- Oct 17, 19, 20 – Sprinkler Winterization
- Oct 31 - Halloween
- Nov-Dec – Festival of Lights
- Dec 8 – Holiday Party & Carriage Rides
- **TBD** – Euchre Party
- **TBD** – Trivia Party
- **TBD** – Wine Tasting Party

Architectural Control Committee

➤ Suzanne Doornbos, David Tracey



2023 Accomplishments

- Clean up of the North Commons pathway to Hillside School
- Clear fallen trees due to March winter storm.
- Electricity to the Pavilion complete.
- **Residents can reserve the Pavilion – See Website: <https://huntclubsub.com/pavilion/>**

2024 Plans

- Reminder to residents of ACC exceptions to prior approval.
- See website under Resident Menu for ACC details and online application for approval: <https://huntclubsub.com/architectural-control-committee-acc/>.
- Cutting Edge will continue to maintain our landscape beds and servicing the commons.
- Yard Waste collection starts the week of April 1st, 2024
- Backflow testing coming in 2024 – Some residents may have received notification.

Architectural Control Committee

➤ Suzanne Doornbos, David Tracey



Hunt club Road Reconstruction update:

- Tentatively scheduled for 2026 (HC is #22 in the city queue – need to validate)
- No special assessment required (covered in Approved millage)
- Road deterioration/slip hazards from ice:
 - Poor drainage and sump pumps draining into the streets
 - Sump lines draining into the roads will be re-routed (2026)
 - City pays for hook up, resident pays for routing to street



Capital Improvement Plan

➤ Doug Walczak - Vice President

- 10-year strategic summary of capital improvement projects (long-term planning tool for current/future BoDs to invest in our community in the most efficient manner).
- Prioritized list of capital improvement projects
- Based on historical and future needs
- Allows BoD to manage future timing/costs to efficiently manage resources
- Identifies impact to annual cash flow
- Transparency - allows BoD to identify potential impacts to future dues



Examples of Plan Projects

- Commons Pathway
- Playground
- Commons Drainage
- Front Entrance Signage, Landscaping and Electrical

Treasurer's Report

➤ Carrie Cook – Treasurer – 2023 Cash Flow



Farmington Hills Hunt Club Homeowners Association

CASH POSITION FOR THE PERIOD JANUARY 1 - DECEMBER 31, 2023

Cash Beginning Balance on Jan. 1, 2023	\$75.54
Plus: Deposits	\$51,830.29
Less: Payments	-\$47,685.93
Checking Balance on Dec. 31, 2023	<u><u>\$4,219.90</u></u>

Treasurer's Report

➤ Carrie Cook – Treasurer – 2023 Actual vs. Budget



9:59 AM
01/03/24

Farmington Hills Hunt Club
2023 Budget vs actual
January through December 2023

	Jan - Dec ...	Budget	\$ Over Bu...	% of Bud...
Income				
Dues Collected				
Discount - Early Pay	-1,375.36	-1,600.00	224.64	86.0%
Late Fee	130.00	0.00	130.00	100.0%
Dues Collected - Other	53,075.65	53,075.00	0.65	100.0%
Total Dues Collected	51,830.29	51,475.00	355.29	100.7%
Interest (Interest Income)	0.00	0.00	0.00	0.0%
Total Income	51,830.29	51,475.00	355.29	100.7%
Gross Profit	51,830.29	51,475.00	355.29	100.7%
Expense				
Admin				
COHA	35.00	50.00	-15.00	70.0%
Insurance (Insurance)	2,379.00	2,481.00	-102.00	95.9%
Michigan Annual Report	20.00	20.00	0.00	100.0%
Misc	10,900.98	8,000.00	2,900.98	136.3%
Office Supplies	34.75	50.00	-15.25	69.5%
PO Box	232.00	240.00	-8.00	96.7%
Postage	39.60	60.00	-20.40	66.0%
Storage Space	344.59	345.00	-0.41	99.9%
Web Site (Hunt Club Sub Site)	104.00	300.00	-196.00	34.7%
Total Admin	14,089.92	11,546.00	2,543.92	122.0%
Commons (Commons Maintenance)				
Commons Clean Up	0.00	0.00	0.00	0.0%
Front entran/cul-de-sac Maint	0.00	0.00	0.00	0.0%
Front Lighting - Holiday Lights	198.94	200.00	-1.06	99.5%
Mowing & Landscaping	18,800.00	19,000.00	-200.00	98.9%
Repairs - Electrical/oth	0.00	200.00	-200.00	0.0%
Repairs - Fence	0.00	250.00	-250.00	0.0%
Special Projects	3,755.00	5,000.00	-1,245.00	75.1%
Sprinkler Maintenance	293.00	200.00	93.00	146.5%

Treasurer's Report



➤ Carrie Cook – Treasurer – 2023 Actual vs Budget

9:59 AM
01/03/24

Farmington Hills Hunt Club
2023 Budget vs actual
January through December 2023

	<u>Jan - Dec ...</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Bud...</u>
Tree Trimming & Removal	6,300.00	7,000.00	-700.00	90.0%
Total Commons (Commons Maintenance)	29,346.94	31,850.00	-2,503.06	92.1%
Social Functions				
601 · Bowling	0.00	200.00	-200.00	0.0%
602 · Euchre	52.36	100.00	-47.64	52.4%
603 · Easter Egg Hunt	100.74	100.00	0.74	100.7%
604 · Trivia	411.00	200.00	211.00	205.5%
606 · Picnic	0.00	2,400.00	-2,400.00	0.0%
607 · Octoberfest	374.52	400.00	-25.48	93.6%
608 · Halloween	83.90	100.00	-16.10	83.9%
609 · Holiday Block Party	1,363.91	1,400.00	-36.09	97.4%
Total Social Functions	2,386.43	4,900.00	-2,513.57	48.7%
Utilities				
Electric	1,310.71	1,500.00	-189.29	87.4%
Water	551.93	500.00	51.93	110.4%
Total Utilities	1,862.64	2,000.00	-137.36	93.1%
Total Expense	47,685.93	50,296.00	-2,610.07	94.8%
Net Income	4,144.36	1,179.00	2,965.36	351.5%



Treasurer's Report

➤ Carrie Cook – Treasurer – 2024 Budget

	<u>Jan - Dec 24</u>
Income	
Dues Collected	
Discount - Early Pay	-1,600.00
Dues Collected - Other	53,075.00
Total Dues Collected	<u>51,475.00</u>
Total Income	<u>51,475.00</u>
Gross Profit	51,475.00
Expense	
Admin	
COHA	50.00
Insurance (Insurance)	2,500.00
Michigan Annual Report	20.00
Office Supplies	50.00
PO Box	250.00
Postage	60.00
Printing	0.00
Storage Space	600.00
Web Site (Hunt Club Sub Site)	500.00
Total Admin	4,030.00
Commons (Commons Maintenance)	
Front Lighting - Holiday Lights	200.00
Mowing & Landscaping	19,000.00
Repairs - Electrical/oth	200.00
Repairs - Fence	250.00
Special Projects	9,000.00
Sprinkler Maintenance	250.00

	<u>Jan - Dec 24</u>
Tree Trimming & Removal	7,000.00
Total Commons (Commons Maintena...	35,900.00
Social Functions	
602 · Euchre	200.00
603 · Easter Egg Hunt	100.00
604 · Trivia	400.00
606 · Picnic	3,000.00
607 · Octoberfest	400.00
608 · Halloween	150.00
609 · Holiday Block Party	1,650.00
610 · Wine Tasting	300.00
Total Social Functions	6,200.00
Utilities	
Electric	1,600.00
Water	600.00
Total Utilities	2,200.00
Total Expense	<u>48,330.00</u>
Net Income	<u><u>3,145.00</u></u>



Block Captains

➤ Stefanie Exline- Block Captain Coordinator

Block Name	Block Captain
Bridlepath Ln (N)	Bindu Desai
Bridlepath Ln (S)	Ralph Zerbonia
Chesapeake Ct.	Matt Topper
Chesapeake Rd. (N)	Sylvia Fossen
Chesapeake Rd. (E)	Matt Johnson
Hunt Club Blvd. (N)	Weihong Sun
Hunt Club Blvd. (S)	Brittany Miller
Ranchwood Ct.	Kathy Wendt
Ranchwood Dr.	Leila Harmon
Surrey Ct.	Cornelius Hare
Surrey Ln.	David Sommers
Stableview Dr.	Stefanie Exline

Block Captain responsibilities include:

- Welcome new residents and obtain their contact information for the annual directory (information is shared with the directory coordinator, treasurer, and website coordinator)
- Provide updates to the directory coordinator as requested
- Advise new residents of huntclubsub.com website and to register to view subdivision information and subdivision documents



Directory

- Alicia Scott-Wears – Directory Coordinator

Print Directory – publication instability, creates waste, outdates easily

Digital Directory – eliminates uncertainty, reduces waste, active updates

Determining best visual & functionality option for digital directory access via the HCS resident access area



2023 Accomplishments

- 2023 Hunt Club Governing documents
 - Updated Bylaws, Declaration of Covenants & Restrictions
- Architectural Control Committee (ACC)
 - Added new webpage – located under Resident Menu tab
 - Complete details of the ACC process
 - Prior Approval
 - Exceptions to Prior Approval
 - ACC approval process
 - ACC Application for Approval –submit form online

2024 Actions & Plans

- Governing Documents
 - Added Rules & Regulations - eff. 1/3/24
- Hunt Club Directory
 - Online documents located under the Resident Menu tab (private)
 - Homeowner Association, misc. City/Government info – contacts/phone #
 - Resident Directory
 - Resident info
 - Lot # Index
 - Hunt Club Map (includes Lot #)
 - **NOTE:** Please contact Alicia Scott-Scott Wears if any of your information changes:
Alicia.scott-wears@huntclubsub.com



Council of Homeowners Associations (COHA)

➤ Leila Harmon – COHA Rep

- Helps subdivision and condominium associations in the Farmington / Farmington Hills area with homeowner issues such as deed restrictions, local land use and architectural controls, property values, maintenance of commons areas, and social events.
- Addresses local concerns by establishing communication between groups and having more clout on a city-wide basis.
- For more info: <https://www.coha-fa.org>
- **Future Meetings (7:00 pm at FH City Hall Council Chambers):**
 - 3/19/24 Fiber Network Deployment
 - 5/21/24 Recycling plans and practices, upcoming millage

Neighborhood Watch Program – Crime Prevention

➤ John Fanta - President



Larceny From Vehicles:

- More than 70 percent of thefts occur when the vehicle is UNLOCKED.
- Residents advised to practice T.L.C. - TAKE out valuables; LOCK vehicles; CLOSE windows and sunroofs.
- Victims urged not to enter or use vehicle before evidence technician can process it for prints and trace DNA.

Neighborhood Watch Program – Crime Prevention

➤ John Fanta - President



Firearms Safety and Security

- The Police Department will give a free gun lock to any adult Farmington Hills resident.
- The Department encourages all gun owners to properly secure their firearms and store them in areas which are not accessible to children.

Narcan

- The Farmington Hills Police Department partners with FAN (Family's Against Narcotics) offering free training in the use of Narcan.



Questions???

Election of Board Members

- John Fanta - President



Election: requires quorum (35% of Owners in Good Standing)



Thank You!!!