

**Harwood Farms Homeowners Association  
Second Annual Meeting Agenda  
Meeting Minutes**

Date/Time: November 29, 2017; 6:30pm  
Purpose: Annual Meeting  
Location: Pittsfield Township Offices, 6201 W. Michigan Ave, Ann Arbor, MI 48108

- I. CALL TO ORDER
  - a. The second annual meeting for the Harwood Farms (HF) Homeowner's Association (HOA) was called to order by HOA President Ann Vollano at 6:36pm.
- II. INTRODUCTIONS
  - a. Ann introduced herself and the remaining members of the existing board, including HOA Treasurer David Wallner, HOA Secretary David Kirkpatrick, and HOA Member Vance Rykard. Ann recognized the efforts of both the remaining and outgoing members of the HOA Board, including former HOA Vice President Tim Tarchinski.
- III. VERIFICATION OF QUORUM
  - a. Ann confirmed that tonight's attendance has satisfied the 25% minimum quorum requirement for the HOA's annual meeting.
- IV. APPOINTMENT OF 2 INSPECTORS OF ELECTION
  - a. Ann accepted Ingrid Apel and Jessica Navan as tonight's inspectors.
- V. INTRODUCTION & ELECTION OF BOARD MEMBERS
  - a. HF Homeowners Mike Andryc, Tonya Hartmann, and John Jackson provided brief descriptions as to why they're running for one of the three vacant officer positions on the HF HOA Board. Natalia Litkewycz provided a description on behalf of board candidate and HF Homeowner Kevin Patteri.
- VI. ASSOCIATION REPORT / FINANCIAL REPORT
  - a. Ann spoke to a number of issues the existing HOA board has addressed over the past 12 months, including issues with the neighborhood's mailboxes, issues with aesthetics violations including RV's, garbage cans, etc. .
  - b. Outgoing HOA Board Member and HF Homeowner Vance Rykard provided an update indicating that HF Homeowner Nate Hill has made progress on the Harwood Farms neighborhood website, will continue to work with the new HOA Board as that project evolves.
  - c. Outgoing HOA Treasurer and HF Homeowner David Wallner presented highlights of the 2016 & 2017 budgets, with a total of \$6,000 in reserves as of today's date. He also presented a prospective budget for 2018, to be considered for approval at the next meeting of the new HOA Board.
  - d. A general discussion followed covering the following topics:
    - i. the maintenance of the neighborhood's Retention Pond;
    - ii. Peters' forgiveness of the loan to the HF HOA;

- iii. Peters' plans to work with Kevin's Landscaping to bring the Berm along Michigan Avenue back up to the standards of the original site plan;
- iv. the matter of the possible installation and maintenance of a "playset" or "playground structure" area in the neighborhood;
- v. the pro's & con's of revitalizing any irrigation system Peters Building Company may have previously installed along the Berm;
- vi. the importance of the HOA Board consulting with affected homeowners along the Berm;
- vii. the benefits of an HOA Board establishing standards for homeowner plantings/birdhouses/windchimes/etc. along the Berm.

#### VII. ELECTION RESULTS

- a. HF Homeowner Alison Hearn indicated that Kevin Patteri, Tonya Hartmann, and John Jackson received the three highest vote counts, and that the fourth candidate was within two votes of being elected into office.
- b. It was agreed by the new board that all five members would be signers on the account in order to make check processing easier. Specifically, Old National Bank savings acct # 1001198635 and checking account # 1148002294.

#### VIII. QUESTIONS

- a. As questions were fielded throughout the latter portion of tonight's meeting, Ann moved along to adjournment.

#### IX. ADJOURNMENT

- a. Ann adjourned the HF HOA's second annual meeting at 7:35pm.