

## CHURCHILL ESTATES HOA – ANNUAL MEETING - MARCH 14, 2026

- Type of Meeting: Annual Meeting initiated by Churchill Estates HOA President, Jerry Thomas.
- Meeting Purpose: Annual Regular Meeting in accordance with Churchill Estates By-laws.
- Name of Organization: Churchill Estates Homeowners Association, Farmington Hills, MI 48336
- Date and Time: Saturday, March 14, 2026, at 10:30 a.m.
- Meeting Location: Farmington Hills Library-Conference Rm., 32737 W. 12 Mile Rd., Farmington Hills, MI
- Presiding Officer: Jerry Thomas, HOA President.
- HOA Board present: President Jerry Thomas; Co-Vice Presidents Amanda Mohan and Vismita Sonagra; Treasurer Sandra Leckrone and Secretary Laura Saperstein.
- HOA Assembly Present: HOA Members noted on Sign-in Sheets (13 present and 5 Board members)
- Documents/Handouts: President Thomas asked all present to sign the Annual Meeting Log at entrance. Board Members provided the following handouts/documents at sign-in table for HOA Members present for discussion during annual meeting.
1. Agenda for March 14, 2026, Meeting
  2. Minutes from March 22, 2025, Meeting for HOA Assembly Approval.
    - a. Minutes were also posted on HOA website  
<https://churchillestateshoa.org/>
    - b. Facebook Group QR-Code to Scan
    - c. Financial Statements for Year Ended 12/31/2025
    - d. Churchill Estates HOA By-Laws
    - e. Churchill Estates Building & Use Restrictions  
(see Liber 5050, Pages 860-870 Oakland County Records)
    - f. 2026 Holiday Garbage/Recycle/Yard Waste Schedule
    - g. Yard Waste Recycling Adhesive Sticker
    - h. Water Dept. Pamphlet re: wipes clogging pipes/sewer system  
**YIKES! DON'T FLUSH THAT WIPE**
    - i. Volunteer Sign-in Log for Landscape Committee  
Eric Fisher 248-719-1503
    - j. Volunteer Social Activity Suggestions  
Sandra Leckrone 248-818-8006
    - k. Commons Area Improvement Suggestions
    - l. Ice Cream Social Volunteers  
Sandra Leckrone 248-818-8006
    - m. Welcome Committee Volunteers  
Sandra Leckrone 248-818-8006

### **MOTION TO CALL TO ORDER**

- Maker of Motion: Clark Sanford
- Motion Wording: Motion to Call to Order.
- Seconded by: Motion Seconded by Mark Fouts.
- Final Wording: Motion to Call to Order.
- Voting Method: Voice (Aye or No)
- Voting Outcome: The AYES have it and meeting Called to Order at 10:40 a.m. No opposition voiced. Motion adopted.

### **MOTION TO DETERMINE QUORUM**

- Maker of Motion: Marvin Spatz
- Motion Wording: Motion to Agree we have a Quorum.
- Seconded by: Motion Seconded by Clark Sanford.

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Final Wording: Motion to Agree we have a Quorum.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and agreed we have a Quorum. No opposition voiced.  
Motion adopted.

### **MOTION TO ADOPT MINUTES OF MARCH 22, 2025, HOA MEETING**

Copies of March 22, 2025, annual meeting minutes by Laura Saperstein, HOA Secretary, were available to all present in hard copy at front desk and had also been posted online.

Maker of Motion: Dana Dalrymple  
Motion Wording: Motion to Approve Minutes of March 22, 2025, HOA Meeting, as presented.  
Seconded by: Motion Seconded by Clark Sanford.  
Final Wording: Motion to Approve Minutes of March 22, 2025, HOA Meeting, as presented.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it. Minutes approved as presented. No opposition voiced. Motion Adopted.

### **HOA OFFICERS' REPORT #1 – PRESIDENT JERRY THOMAS**

**ACCOMPLISHMENTS/UPDATE** since March 22, 2025, annual meeting.

1. The Annual Meeting location was changed to the public library. There is currently no charge for the library conference room. The Hawk charged a room fee so monies saved.
2. Signs and posts touched up at entrances to Churchill Estates.
3. Search is ongoing for a company with a flail mower with a 10-12 foot pass to clear the Commons area. A flail mower is designed for cutting and clearing tough vegetation and brush that is in the Commons area. This topic and additional expense was also addressed at the 2025 meeting.
4. Announcement that 2025 HOA Annual Meeting Minutes, Deed Restrictions and HOA By-Laws were printed in hard copy and located at entrance table. They can also be downloaded from HOA website at <https://churchillestateshoa.org/>.
5. Current annual HOA dues are \$175. He does not intend to recommend an increase in 2026 dues.
6. President Thomas invited HOA members to contact him with any questions/concerns throughout the year about any HOA-related matter.

### **HOA OFFICERS' REPORT #2 – CO-VICE PRESIDENTS AMANDA MOHAN AND VISMITA SONAGRA**

Co-Vice President Amanda Mohan had received an inquiry about the HOA meeting agenda being posted on-line in advance of the annual meeting. She presented it to the President and, in the future, the Agenda will be available on-line for HOA members to review and/or propose an agenda item.

Co-Vice President Vismita Sonagra addressed the numerous handouts and volunteer forms at entrance table encouraging all HOA members to use the Facebook Group QR-Code she created to restrict access to a Facebook site to only Churchill Estates HOA residents to share information or announcements and to collaborate with each other. The ultimate goal is to build member relationships within the Churchill Estates HOA community. She encouraged all HOA members, regardless of their attendance at the annual meeting or reviewing the HOA website, to get involved in our community and volunteer for a committee.

### **HOA OFFICERS' REPORT #3 – TREASURER SANDRA LECKRONE**

Treasurer Sandra Leckrone provided a four-page, professional Financial Statement dated March 13, 2026, for the Year Ended December 31, 2025. The packet included a Balance Sheet, Income Statement Budget vs. Actual, Income State 2-Year Comparison, and a 2026 Operating Budget (see Financial Statement attached). Treasurer Sandra Leckrone summarized the document and answered all questions.

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Further, the Treasurer announced that all the HOA financial records are now in an actual accounting program. Also, she pointed out that the expenses were broken down into three categories: 1) maintenance, 2) administrative and 3) community development. Additionally, she had a Tax Return for review. Mark Fouts asked about utilities and she verified that the HOA pays water on a flat-fee basis. Clark Sanford advised that there is some minimal bridge maintenance in the Commons; specifically, the original deck boards require replacement. He volunteered to do the labor as a courtesy if the HOA purchased the lumber and nails. Members present thanked him for his supportive offer. Mr. Mohan asked about dues receipts and was informed that if 100% due were paid it would be about \$27,000. Approximately 15 residents do not pay on time. President Thomas stated that approximately 90% of residents pay dues on time and about 9% late dues are recouped when there is a mortgage refinance or sale of the property. So, as a result, over 99% of the overall dues are eventually collected. He added that Building and Use restrictions and HOA By-Laws address the rules and were included in the title packages to all original homeowners when the subdivision was built. There were no further budget questions.

### **HOA OFFICERS' REPORT #4 – SECRETARY LAURA SAPERSTEIN**

1. Minutes from the March 22, 2025, regular meeting were approved without correction. (see Motion to Adopt Minutes on page 2).
2. Reminder to participants to identify themselves prior to speaking in order to ensure accuracy of the meeting minutes.

### **MOTION TO APPROVE 2026 BUDGET**

Maker of Motion: Jerry Thomas  
Motion Wording: I move to approve the 2026 Budget.  
Seconded by: Framroz Bharucha  
Final Wording: Motion to approve the 2026 Budget.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.  
The 2026 budget was approved.

### **MOTION TO APPROVE \$175 ANNUAL HOA DUES FOR 2026 (ADD A \$25 LATE FEE IF PAID AFTER 7/1/2026)**

Maker of Motion: Jerry Thomas  
Motion Wording: I move to approve \$175 Annual HOA Dues for 2026 and to add a \$25 late fee if paid after July 1, 2026.  
Seconded by: Framroz Bharucha  
Final Wording: Motion to approve \$175 Annual HOA Dues for 2026 and to add a \$25 late fee if paid after July 1, 2026.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.  
The 2026 Annual Dues of \$175 and to add a \$25 late fee if paid after July 1, 2026, was approved.

### **NOMINATION AND ELECTION OF 2026 OFFICERS**

President Jerry Thomas announced that the HOA by-laws require Association Officers (President, Vice President, Treasurer and Secretary) be elected annually by a majority vote of the quorum at the Annual meeting. Also, that the current President, Co-Vice Presidents, Treasurer and Secretary were agreeable to continue to serve as Officers for another year. He inquired as to any HOA members who wanted to run for any of the one-year Officer positions for 2026. No other HOA members expressed interest in running for the Officer positions.

## CHURCHILL ESTATES HOA – ANNUAL MEETING - MARCH 14, 2026

### MOTION TO NOMINATE JERRY THOMAS AS CHURCHILL ESTATES HOA PRESIDENT

Maker of Motion: Clark Sanford  
Motion Wording: I move to Nominate Jerry Thomas to serve as Churchill Estates HOA President.  
Seconded by: Framroz Bharucha  
Final Wording: Motion to Nominate Jerry Thomas to serve as Churchill Estates HOA President.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.  
Jerry Thomas was elected President for one (1) year per HOA By-laws.

### MOTION TO NOMINATE AMANDA MOHAN AND VISMITA SONAGRA AS CHURCHILL ESTATES HOA CO-VICE PRESIDENTS

Maker of Motion: Jerry Thomas  
Motion Wording: I move to Nominate Amanda Mohan and Vismita Sonagra to serve as Churchill Estates HOA Co-Vice Presidents.  
Seconded by: Framroz Bharucha  
Final Wording: Motion to Nominate Amanda Mohan and Vismita Sonagra to serve as Churchill Estates HOA Co-Vice Presidents.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.  
Amanda Mohan and Vismita Sonagra were elected Co-Vice Presidents for one (1) year per HOA By-laws.

### MOTION TO NOMINATE SANDRA LECKRONE AS CHURCHILL ESTATES HOA TREASURER

Maker of Motion: Jerry Thomas  
Motion Wording: I move to Nominate Sandra Leckrone to serve as Churchill Estates HOA Treasurer.  
Seconded by: Framroz Bharucha  
Final Wording: Motion to Nominate Sandra Leckrone to serve as Churchill Estates HOA Treasurer.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.  
Sandra Leckrone was elected Treasurer for one (1) year per HOA By-laws.

### MOTION TO NOMINATE LAURA SAPERSTEIN AS CHURCHILL ESTATES HOA SECRETARY

Maker of Motion: Jerry Thomas  
Motion Wording: I move to Nominate Laura Saperstein to serve as Churchill Estates HOA Secretary.  
Seconded by: Framroz Bharucha  
Final Wording: Motion to Nominate Laura Saperstein to serve as Churchill Estates HOA Secretary.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.  
Laura Saperstein was elected Secretary for one (1) year per HOA By-laws.

# CHURCHILL ESTATES HOA – ANNUAL MEETING - MARCH 14, 2026

## LANDSCAPE COMMITTEE UPDATE – ERIC FISHER

Eric Fisher, Landscape Committee Chair, is seeking volunteers to assist in maintaining the gardens at the three entrances into Churchill Estates. He is agreeable to maintaining the 11 Mile entrance but would truly appreciate residents stepping up and volunteering to maintain the two Inkster Road entrances. A \$300 budget is anticipated for deer resistant flowers and mulch. He asked about the signage lighting and Clark Sanford, former long-time HOA President, referred him to Joseph Svoke (a HOA member) who installed the lighting and knows the history. It could very well just be a sensor.

## OPEN DISCUSSION/COMMENTS

Ice Cream Social is being planned by the Welcoming Committee chaired by Treasurer Sandra Leckrone. Tentative dates depending on the weather are May 16 or May 30, 2026. Date and location will be posted at a later date.

Tree Removal inquiry was raised by the Vallecoccia family on Branchaster Road who recently moved into Churchill Estates. While there are no HOA rules regarding large tree removals, it was suggested that the City of Farmington Hills be contacted for appropriate procedure/permits prior to removal. They also are seeking guidance on a swimming pool and fence. President Thomas referred them to review the handouts distributed today, specifically Churchill Estate HOA By-Laws and Building & Use Restrictions, as well as contacting the City of Farmington Hills for appropriate procedure/permits prior to purchase and installation.

Clarification of Fence Installation inquiry to which President Thomas referred to HOA By-Laws and Building & Use Restrictions as well as to the City of Farmington Hills. Fences along the main streets such as Inkster Road and 11 Mile Road are allowed along the back only and fences must be installed around pools. Again, it is imperative that residents follow the HOA By-Laws, Building and Use Restrictions, as well as contacting the City of Farmington Hills for appropriate procedure/permits/inspections prior to purchase and installation. Former HOA President Clark Sanford provided an historical perspective wherein the spirit and intent of the Churchill Estates creation was to have an unimpeded sight line that would not be possible with fences, i.e., different fence styles or fences that were not properly maintained. While it is possible to change the deed restrictions with 3/4 of the residents approving a change, with a suggestion that uniform fences be required, it would not resolve the issue of inconsistent fence styles or poorly maintained fences already installed. Also, fences must be installed around any pool areas per City requirements, including permits and inspections, and adhering to HOA By-Laws. President Thomas added that ONLY CHURCHILL ESTATE HOMEOWNERS are allowed to vote, not tenants. President Thomas asked that homeowners review all the handouts and if any questions then contact him. He added that Clark Sanford preceded him as HOA President for 20 years and has historical perspective and background knowledge.

Improving the Commons Area was raised and homeowners were reminded that a handout was on the entrance table specifically for that purpose.

Fixing the Churchill Estates Roads was brought up and how the City prioritizes who gets what and when. Mark Fouts shared that the “squeaky wheel gets the oil” in that there was a 120-foot area years ago that needed to be redone and several homeowners were persistent in calling the city each day and finally it was replaced. President Thomas stated he will check with the City Engineering Dept and verify percentage the City now pays for road replacement and where Churchill Estates is on the replacement list and possibly homeowners take it to a City Council meeting.

Library Box and QR Code suggestion by Sharon Thomas to be placed at Commons Area Entrance.

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Garage Sale suggestion by Tasmiyah Gaskins for individual or even a Community Garage Sale.

Trunk or Treat suggestion by Diana Juncaj and Sharon Thomas before Halloween at the cul-de-sac.

## MOTION TO ADJOURN MEETING

Maker of Motion: Clark Sanford  
Motion Wording: I move to adjourn the meeting.  
Seconded by: Mark Fouts  
Final Wording: Motion to Adjourn the Meeting.  
Voting Method: Voice (Aye or No)  
Voting Outcome: The AYES have it and the Motion was adopted.  
Meeting adjourned on March 14, 2026, at 11:45 a.m.

\_\_\_\_\_  
Jerry Thomas, President  
Churchill Estates HOA

\_\_\_\_\_  
Laura Saperstein, Secretary  
Churchill Estates HOA

HOA Assembly Corrections to Minutes:  None  Yes

## MINUTES APPROVED:

By HOA Assembly Present at next Regular Meeting

on \_\_\_\_\_,  
(date) \_\_\_\_\_  
Laura Saperstein, Secretary

Churchill Estates  
Homeowners Association, Inc.

Financial Statements  
For the Year Ended December 31, 2025

Prepared by  
Sandra Leckrone, Treasurer

**Churchill Estates Homeowners Association Inc**  
**Balance Sheet**  
As of December 31, 2025

	Dec 31, 25	Dec 31, 24
<b>ASSETS</b>		
Current Assets		
Checking/Savings		
Cash - Operations	25,436.95	28,646.63
Cash - Reserves	10,000.00	0.00
<b>Total Checking/Savings</b>	<b>35,436.95</b>	<b>28,646.63</b>
<b>Total Current Assets</b>	<b>35,436.95</b>	<b>28,646.63</b>
<b>TOTAL ASSETS</b>	<b>35,436.95</b>	<b>28,646.63</b>
<b>LIABILITIES &amp; EQUITY</b>		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Prepaid Dues	1,424.73	1,061.11
<b>Total Other Current Liabilities</b>	<b>1,424.73</b>	<b>1,061.11</b>
<b>Total Current Liabilities</b>	<b>1,424.73</b>	<b>1,061.11</b>
<b>Total Liabilities</b>	<b>1,424.73</b>	<b>1,061.11</b>
Equity		
Operating Fund Balance	6,426.70	-8,204.16
Net Income	6,426.70	-8,204.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>35,436.95</b>	<b>28,646.63</b>

**Churchill Estates Homeowners Association Inc**  
**Income Statement Budget vs. Actual**  
 January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Revenue</b>			
Dues Receipts	25,091.34	27,475.00	-2,383.66
Interest Income	0.52	0.00	0.52
Late Fee Income	334.48	0.00	334.48
Legal Fees/Other Reimbursements	467.00	0.00	467.00
Paypal Fee Income	271.58	0.00	271.58
<b>Total Revenue</b>	<b>26,164.92</b>	<b>27,475.00</b>	<b>-1,310.08</b>
<b>Total Income</b>	<b>26,164.92</b>	<b>27,475.00</b>	<b>-1,310.08</b>
<b>Gross Profit</b>	<b>26,164.92</b>	<b>27,475.00</b>	<b>-1,310.08</b>
<b>Expense</b>			
<b>Administration Expenses</b>			
Insurance Premiums	2,853.00	2,500.00	353.00
Legal Fees	1,404.50	2,000.00	-595.50
Licenses & Permits	20.00	50.00	-30.00
Office/Postage/PO Box	473.34	500.00	-26.66
PayPal & Bank Fees	314.67	0.00	314.67
Website & Social Media	203.88	250.00	-46.12
<b>Total Administration Expenses</b>	<b>5,269.39</b>	<b>5,300.00</b>	<b>-30.61</b>
<b>Common Area Maintenance</b>			
Landscaping/Tree Trimming	729.44	5,000.00	-4,270.56
Sprinkler System	710.30	1,000.00	-289.70
Utilities	2,732.00	3,000.00	-268.00
<b>Total Common Area Maintenance</b>	<b>14,357.94</b>	<b>23,000.00</b>	<b>-8,642.06</b>
<b>Community Development</b>			
Welcome Committee	110.89	1,000.00	889.11
<b>Total Community Development</b>	<b>110.89</b>	<b>1,000.00</b>	<b>-889.11</b>
<b>Total Expense</b>	<b>19,738.22</b>	<b>29,300.00</b>	<b>-9,561.78</b>
<b>Net Ordinary Income</b>	<b>6,426.70</b>	<b>-1,825.00</b>	<b>8,251.70</b>
<b>Net Income</b>	<b>6,426.70</b>	<b>-1,825.00</b>	<b>8,251.70</b>

## Churchill Estates Homeowners Association Inc Income Statement - 2 Year Comparison

	Jan - Dec 25	Jan - Dec 24
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Revenue</b>		
Dues Receipts	25,091.34	25,100.00
Interest Income	0.52	1.75
Late Fee Income	334.48	375.00
Legal Fees/Other Reimbursements	467.00	305.00
Paypal Fee Income	271.58	271.56
<b>Total Revenue</b>	<u>26,164.92</u>	<u>26,053.31</u>
<b>Total Income</b>	<u>26,164.92</u>	<u>26,053.31</u>
<b>Gross Profit</b>	26,164.92	26,053.31
<b>Expense</b>		
<b>Administration Expenses</b>		
Insurance Premiums	2,853.00	2,394.00
Legal Fees	1,404.50	1,264.00
Licenses & Permits	20.00	0.00
Office/Postage/PO Box	473.34	291.03
PayPal & Bank Fees	314.67	308.29
Website & Social Media	203.88	0.00
<b>Total Administration Expenses</b>	<u>5,269.39</u>	<u>4,257.32</u>
<b>Common Area Maintenance</b>		
Bridge	0.00	821.65
Landscaping/Tree Trimming	729.44	25,430.00
Mowing	10,180.00	0.00
Other Repairs	0.00	25.00
Sprinkler System	716.50	980.50
Utilities	2,732.00	2,743.00
<b>Total Common Area Maintenance</b>	<u>14,357.94</u>	<u>30,000.15</u>
<b>Community Development</b>		
Welcome Committee	110.89	0.00
<b>Total Community Development</b>	<u>110.89</u>	<u>0.00</u>
<b>Total Expense</b>	<u>19,738.22</u>	<u>34,257.47</u>
<b>Net Ordinary Income</b>	<u>6,426.70</u>	<u>-8,204.16</u>
<b>Net Income</b>	<u>6,426.70</u>	<u>-8,204.16</u>

**Churchill Estates Homeowners Association Inc**  
**Operating Budget**  
**2026**

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	Jan - Dec 26
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Revenue</b>	
Dues Receipts	24,000.00
<b>Total Revenue</b>	24,000.00
<b>Total Income</b>	24,000.00
<b>Gross Profit</b>	24,000.00
<b>Expense</b>	
<b>Administration Expenses</b>	
Insurance Premiums	3,000.00
Legal Fees	3,000.00
Licenses & Permits	50.00
Office/Postage/PO Box	1,000.00
PayPal & Bank Fees	400.00
Website & Social Media	500.00
<b>Total Administration Expenses</b>	7,950.00
<b>Common Area Maintenance</b>	
Landscaping/Tree Trimming	1,000.00
Mowing	12,000.00
Sprinkler System	1,000.00
Utilities	3,000.00
<b>Total Common Area Maintenance</b>	17,000.00
<b>Community Development</b>	
Welcome Committee	500.00
<b>Total Community Development</b>	500.00
<b>Total Expense</b>	25,450.00
<b>Net Ordinary Income</b>	-1,450.00
<b>Net Income</b>	-1,450.00