

CHURCHILL ESTATES HOA – ANNUAL MEETING - MARCH 22, 2025

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 22, 2025, at 10:00 a.m.
Meeting Location: Farmington Hills Community Center (The HAWK), 29995 W. 12 Mile Rd., Farmington Hills, MI
Presiding Officer: Jerry Thomas, HOA President.
Board Members present: President Jerry Thomas; Co-Vice President Amanda Mohan; and Secretary Laura Saperstein. Co-Vice President Vismita Sonagra was unable to attend for personal reasons. Further, that Treasurer Valarie Springer (sitting in assembly) had stepped down as Treasurer. President Thomas extended appreciation on behalf of the HOA for her numerous years of dedicated service.
HOA Assembly Present: HOA Members noted on Sign-in Sheets (Note: approx. 29 present) Announcement to sign in on attendance sheets located at table near entrance.
Documents/Handouts: (documents provided by President Thomas)
Agenda for March 22, 2025, Meeting.
Minutes from March 16, 2024, Meeting for HOA Assembly Approval.
President distributed and clarified residents' questions re: Spreadsheet handout at March 22, 2025, mtg. including 2025 Proposed/Anticipated expenditures; detailed 2024 actual expenditures vs. deposits by date, including earned interest; also 2022, 2023 and 2024 beginning and year-end balances.

MOTION TO CALL TO ORDER

Maker of Motion: Joseph Svoke
Motion Wording: Motion to Call to Order.
Seconded by: Motion Seconded by President.
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 10:10 a.m. No opposition voiced.
Motion adopted.

MOTION TO DETERMINE QUORUM

Maker of Motion: Joseph Svoke
Motion Wording: Motion to Agree we have a Quorum.
Seconded by: Motion Seconded by Mark Fouts.
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 16, 2024, HOA MEETING

(Copies of March 16, 2024, annual meeting minutes by Laura Saperstein, HOA Secretary, were distributed to all present and had also been posted online).

Maker of Motion: Eric Fisher.
Motion Wording: Motion to Approve Minutes of March 16, 2024, HOA Meeting, as presented.
Seconded by: Motion Seconded by Sandra Leckrone.
Final Wording: Motion to Approve Minutes of March 16, 2024, 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.

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HOA OFFICERS' REPORT #1 – PRESIDENT JERRY THOMAS

ACCOMPLISHMENTS/UPDATE since March 16, 2024, annual meeting.

1. Power washed bridge in Commons area. No repairs needed (photos shown).
Clark Sanford commented that the proposed budget had been \$3,500 but final cost was only \$702.
2. Amanda Mohan and Vismita Sonagra have been serving as Co-Vice Presidents.
3. Valarie Springer is stepping down as Treasurer which is the Board position with the most work.
4. Eric Fisher has been doing volunteer landscaping in the subdivision and will chair the Commons Area Committee. Many thanks for his commitment.
5. Clearing out storm damage alone just from the 2024 summer storm was \$3,000. The 2024 budget for landscaping/tree trimming was \$10,000 however \$13,209 was the actual amount disbursed. We did not get to trees growing out into the Commons. A tree company proposal was \$700 per hour with a five-hour minimum, along with a job station-to-station additional rate so the charges seemed excessive. Therefore, President Thomas declined the job offer. He asked the HOA assembly to think about suggestions for future consideration and let him know.
6. As always, President Thomas announced that HOA members may contact him and request to review bank statements for clarity and any questions/concerns as to all monies received and disbursed.
7. Reminder that dues statements, HOA Annual Meeting Minutes, Deed Restrictions and HOA By-Laws can be downloaded from HOA website.
8. HOA website <https://churchillestateshoa.org/>
9. Continue to maintain tree trimming in Commons areas.
10. Updated gardens and mowing in Commons areas.

PRESIDENT'S PLANS FOR 2025

1. **HOA WEBSITE AND FACEBOOK COMMITTEE.** Anyone who has expertise in website creation was asked to volunteer so Churchill Estates can get one up and running for future Association news, including payment of dues through a cash application. President Thomas announced that Co-Vice Presidents Amanda Mohan and Vismita Sonagra were the Webmasters and have been maintaining the website. Co-Vice President Amanda Mohan submitted a schematic diagram/handout created by Co-Vice President Vismita Sonagra representing a Facebook group for residents of the Churchill Estates subdivision to share pertinent information and announcements. Contact either vice president for clarification or any questions.
2. **HOA 2025 ANNUAL DUES.** The 2024 Annual HOA dues are currently \$175 with a \$25 past due fee added after 60 days. President Thomas has no plans to recommend an increase in the 2025 annual HOA dues. No objections from HOA members present.
3. **WELCOME COMMITTEE.** At the 2025 meeting, it was suggested that a **Welcome Committee** be formed for new residents. He announced that Sandra Leckrone would be the Welcome Committee Chair.

NOTE: PLEASE CONTACT PRESIDENT JERRY THOMAS IF ANY QUESTIONS OR TO JOIN A COMMITTEE.

HOA OFFICERS' REPORT #2 – ANNOUNCEMENT RE: TREASURER VALARIE SPRINGER

President Thomas announced that Treasurer Valarie Springer was stepping down as Treasurer after a long tenure and thanked her profusely for her excellent work. Prior to the meeting, she had provided current handouts, of all monies received and deposited, to President Thomas. He reiterated that any HOA member is welcome to review the books at any time; just let him know and he will make them available. He added that Sandra Leckrone, a Tax Preparer working in accounting for 35 years, expressed interest in the vacant Treasurer position and that she volunteered to host an ice cream social gathering for HOA members.

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MOTION TO APPROVE 2025 BUDGET

Maker of Motion: Joseph Svoke
Motion Wording: I move to approve the 2025 Budget.
Seconded by: Valarie Springer
Final Wording: Motion to approve the 2025 Budget.
Voting Method: Voice (Aye or No)
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.
The 2025 budget was approved.

HOA OFFICERS' REPORT #3 – CO-VICE PRESIDENTS AMANDA MOHAN AND VISMITA SONAGRA

Co-Vice President Amanda Mohan explained and distributed a Facebook group handout that was created courtesy of Co-Vice President Vismita Sonagra that would restrict access to only Churchill Estates residents to share pertinent information or announcements and to collaborate with each other with the goal being to build relationships and information within our Churchill Estates community. Co-Vice President Vismita Sonagra was unable to attend the meeting.

HOA OFFICERS' REPORT #4 – SECRETARY LAURA SAPERSTEIN

1. Minutes from the March 16, 2024, regular meeting were approved without correction. (see Motion to Adopt Minutes on page 1).
2. Reminder to participants to identify themselves prior to speaking in order to ensure accuracy of the meeting minutes.

NOMINATION AND ELECTION OF 2025 OFFICERS

President Jerry Thomas announced that the Churchill Estate HOA by-laws require that Association Officers (President, Vice President, Treasurer and Secretary) shall be elected annually by a majority vote of the quorum at the Annual meeting. Also, that the current President, Co-Vice Presidents and Secretary were agreeable to continue to serve as Officers for another year. Sandra Leckrone was running for Treasurer. He inquired as to any HOA members who wanted to run for any of the one-year Officer positions for 2025. No other HOA members present expressed interest in running for the President, Vice President, Treasurer or Secretary positions.

MOTION TO NOMINATE JERRY THOMAS AS CHURCHILL ESTATES HOA PRESIDENT

Maker of Motion: Valarie Springer
Motion Wording: I move to Nominate Jerry Thomas to serve as Churchill Estates HOA President.
Seconded by: Joseph Svoke
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: Joseph Svoke

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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: Joseph Svoke
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: Joseph Svoke
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.

OPEN DISCUSSION/COMMENTS

Jerry Thomas explained and addressed any questions regarding handouts that were distributed showing all deposits, including dues, interest and expenses. Handout showed breakdowns and comparisons for 2023 and 2024, proposed and actual expenses, and estimated 2025 proposed expenses. Jerry Thomas credited Eric Fisher's contributions to heading up the Landscape Committee and Sandra Leckrone overseeing the Welcome Committee (requested \$1,000 to create a welcome kit for new residents). Eric Fisher reported that main landscape areas addressed were entrances to our subdivision located on 11 Mile Road, two on Inkster Road and one on Appleton. He added that funds were limited and that 2025 will be mainly adding mulch, flowers and maintenance. He made a recommendation that it would be appreciated if homeowners could please volunteer to water these areas. He acknowledged that Ms. Gaskins does a good job watering the 11 Mile garden. Karen Barksdale asked that Appleton Street not be overlooked. Treasurer Sandra Leckrone addressed concern from our former Treasurer that some HOA dues made in PayPal in the past did not include the property address to properly apply the monies. Newly elected Treasurer Sandra Leckrone assured she would work with PayPal and Co-Vice President Amanda Mohan to resolve this issue. President Thomas reported that he filed eleven (11) liens for residents who were two years behind in HOA dues. Mrs. Alkateeb, an original homeowner, expressed concern that the City was replacing street signs; specifically, that the *Arden Park Drive* replacement sign was incorrect in that it did not include DRIVE and that it should properly reflect the name as ARDEN PARK DRIVE.

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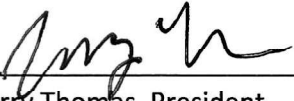
There was an historical discussion again on the long-term vacancy and condition of a home on Branchaster. Additionally, there were discussions of trash receptacles not being timely removed from the streets after pickup as well as an overall concern from HOA residents about instances of dog owners not properly disposing of dog waste. It is unknown if the perpetrators are Churchill Estate residents or persons walking through our community from other subdivisions.

MOTION TO APPROVE \$175 ANNUAL HOA DUES FOR 2025 (ADD A \$25 LATE FEE IF PAID AFTER 7/1/2025)

Maker of Motion: Mark Fouts
Motion Wording: I move to approve \$175 Annual HOA Dues for 2025 and to add a \$25 late fee if paid after July 1, 2025.
Seconded by: Terry Schleicher
Final Wording: Motion to approve \$175 Annual HOA Dues for 2025 and to add a \$25 late fee if paid after July 1, 2025.
Voting Method: Voice (Aye or No)
Voting Outcome: The AYES have it and the Motion was adopted by unanimous vote.
The 2025 Annual Dues of \$175 and to add a \$25 late fee if paid after July 1, 2025, was approved.

MOTION TO ADJOURN MEETING

Maker of Motion: Eric Fisher
Motion Wording: I move to adjourn the meeting.
Seconded by: Terry Schleicher
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 22, 2025, at 11:30 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 3-14-2026 
(date) _____
Laura Saperstein, Secretary