

**Villas at Northville Hills
Annual Meeting
Wednesday, May 9, 2012**

Board Members in Attendance: D. Boggs, K. Deacon, J. Miller, J. Spriet, L. Zaddach

Call to Order

Mr. Deacon called the meeting to order at approximately 7:00 p.m. at the Northville Township Auditorium. In addition to the Board Members in attendance, Co-owners and L. Martin, Association Manager from Kramer-Triad, were also in attendance.

Determination of Quorum

Ms. Martin reported that we had a total of 180 eligible voters in the Association and that a total of 97 (61 proxies and 36 in person) were at the meeting. Since 63 voters were required for a quorum (35% of eligible voters), Mr. Deacon declared a quorum was present.

2012 Meeting Notice

Mr. Deacon reported that in accordance with the Association By-Laws, notice of the 2012 Annual Meeting had been mailed to all Co-owners on April 6, 2012 and a reminder notice was mailed on April 27, 2012.

Approval of 2011 Annual Meeting Minutes

Mr. Deacon indicated that the 2011 Annual Meeting Minutes had been distributed. Mr. Deacon asked for a motion to have the minutes approved. Mr. Dozier moved that the 2011 Annual Meeting Minutes be approved. Mr. Adamczyk seconded the motion. The motion passed unanimously.

Rules for the Meeting

Mr. Deacon indicated the meeting would be held following adherence to Robert's Rules of Order. He indicated that tonight's meeting is a meeting and not a debate. He noted that time had been allotted at the end of the meeting for Co-owner questions. He asked that any questions be addressed to the President and not individual Officers or Committee Chairpersons.

President's Report

Mr. Deacon reported that it had been a very busy year. He thanked the Board, the Committee Chairs and all the committee volunteers for their assistance and support throughout the year. He indicated that, with Ms. Zaddach being re-elected to the Board last year, the TEAM remained in place. Following the resignation of Todd Ewers (Toll Brothers) from the Board last year, Donald Boggs was appointed to serve in his place until the Annual Meeting elections.

Mr. Deacon reviewed the Organizational Structure of the Board and the various responsibilities of each Director, the organization of the Committees and Chairs, and the 2011-12 Initiatives that had been established by the Board. These initiatives included: open and transparent communication; monitoring of expenses and continuing to fund the reserve fund; the update

**Villas at Northville Hills
Annual Meeting
Wednesday, May 9, 2012
Page 2**

and amendment of the Rules; installation of outdoor lights on 47 additional Villas; continual interface and collaboration with Toll Brothers; completion of the Fall painting program; continue to maintain and improve the landscaping; completion of work orders in a timely fashion; modification and upgrades to the irrigation system; and the development of the Alternate Water Source Committee.

Mr. Deacon reviewed the future challenges for new Board and the community. Most important of these challenges is the on-going collaboration with Toll to ensure that all remaining items are completed prior to Toll leaving the community. Mr. Deacon reported the Statute of Limitations from Toll had been extended until July 31, 2012.

Mr. Deacon further reported that each year the cost of water increases. Last year's water bill was over \$78,000 and it continues to increase. The Alternate Water Source Committee under the leadership of Mr. Bologna has done an outstanding job of finding well water and has done extensive research on two options available to the Association to reduce our dependency on Township water.

With the expected departure of Toll later this year, the By-Laws Committee has been established under the leadership of Mr. Boggs. This committee is actively involved in reviewing the By-Laws and developing possible revisions.

Under the leadership of Mr. Miller, the Board is continually monitoring expenses against established budgets to ensure that funds are being spent appropriately and adequate funding is being placed into the reserve.

During the upcoming year the Board will continue to take appropriate steps to maintain, protect and enhance our investments.

Mr. Deacon reported there are four Board positions that require election by the Co-owners. Mr. Deacon indicated that he was pleased that all the existing Board members, Mr. Boggs, Mr. Deacon, Mr. Miler and Ms. Spriet, are eligible for election and have agreed to serve, again. Ms. Zaddach will continue to serve the second year of her term.

Mr. Deacon concluded his remarks by again thanking the Board, the Committee Chairs, all the committee volunteers, Mr. Ewers and Ms. Martin from Kramer-Triad for their support and assistance.

**Villas of Northville Hills
Annual Meeting
Wednesday, May 9, 2012
Page 3**

Election of Directors

As Mr. Deacon indicated in his remarks, Mr. Boggs, Mr. Deacon, Mr. Miller and Ms. Spriet were running for re-election. Mr. Deacon asked if there were any nominations from the floor for the four Director positions. There were no nominations from the floor. Mr. Fant moved that nominations be closed. Mr. Adamczyk seconded the motion. The motion was unanimously approved.

Given there were no additional nominations from the floor, Mr. Deacon asked for a motion to accept the nominations that had been submitted and approve the re-election of Mr. Boggs, Mr. Deacon, Mr. Miller and Ms. Spriet. Mr. Spellman moved that the nominations be accepted and that Mr. Boggs, Mr. Deacon, Mr. Miller and Ms. Spriet be re-elected. Mr. Adamczyk seconded the motion. The motion was unanimously approved.

Financial Report

Mr. Miller presented the financial data for the calendar year 2011 and the budget for 2012 with various details as to the operating expenses and dues utilization. The 2011 financial results were passed out to those in attendance and would be mailed to the Co-owners not present at the meeting.

Committee Reports

Architectural and Maintenance

Mr. Servinsky, Co-Chair of the Committee, introduced the committee members and reported on their progress over the year.

Alternate Water Source

Mr. Bologna, Chair of the Committee, introduced the committee members and reported on their progress over the year.

Irrigation Systems

Mr. Reinke, Chair of the Committee, introduced the committee members and reported on their progress over the year.

Landscape and Grounds

Mr. Zaddach, Chair of the Committee, introduced the committee members and reported on their progress over the year.

Rules and Security

Mr. McLand, member of the Committee, introduced the committee members and reported on their progress over the year.

**Villas at Northville Hills
Annual Meeting
Wednesday, May 9, 2012
Page 4**

By-Laws Revisions

Mr. Boggs, Chair of the Committee, introduced the committee members and reported on their progress over the year.

Communication and Outreach

Ms. Zaddach reported on the status of the Villas website, the implementation of Homeowner Link Elite, the new communication system that will be used to communicate with Co-owners, and the community service outreach activity held the past fall.

Hospitality, Social and Special Events

Ms. Zaddach reported on the events held over the past year. She thanked all the volunteers, who assisted with the activities and mentioned the events planned for the upcoming year. She invited Co-owners to contact her, if they wanted to help with a future event, or had suggestions for new events.

Co-owner Input and Questions

Mr. Deacon opened the floor for Co-owner questions.

The meeting adjourned at approximately 8:23 p.m.

Respectfully submitted,

Linda S. Zaddach, Villas Secretary