

**Villas at Northville Hills  
Executive Board Meeting  
Tuesday, June 4, 2013**

**Attendees:** D. Boggs, G. McLand, J. Miller, L. Wenzel, L. Zaddach

Mr. Boggs called an Executive Meeting for Tuesday, June 4, 2013 to elect new officers for the Board and handle other matters. The meeting was called to order by Mr. Boggs at approximately 7:00 p.m.

**Election of Officers:**

The election of officers for the Villas Board for 2013-14 was unanimously agreed upon as follows:

President: Mr. Gary McLand  
Vice President: Ms. Louise Wenzel  
Treasurer: Mr. John Miller  
Secretary: Ms. Linda Zaddach  
Director: Mr. Donald Boggs

**Committee Liaison and Work Assignments:**

The following committee liaison and work assignments were agreed upon:

Mr. McLand will be the Board Liaison for the Architecture and Maintenance Committee.  
Ms. Wenzel will be the Board Liaison for the Rules and Security Committee.  
Mr. Miller will oversee the financials and he will be the Board Liaison for Snow Removal.  
Ms. Zaddach will oversee the Clubhouse, Pool and manage the website.  
Mr. Boggs will be the Board Liaison for the Landscape and Grounds and Irrigation Committees.

**New Business:**

Mr. Boggs, Mr. Miller and Ms. Zaddach briefed Mr. McLand and Ms. Wenzel regarding the current contracts and the challenges within the community. Areas that were identified of concern were: issues with Kramer/Triad, on-going problems with the irrigation system, driveways that may need to be replaced, sidewalks and driveways that need to be leveled, algae on roofs, condition of roads in Phase 1, landscape issues caused by last year's termination of Master Sprinkler's contract and the drought, and the relationship with the NV Hills Golf Course.

Mr. Miller discussed the financial information provided by Kramer-Triad and the process the previous BOD's used to approve expenditures to ensure everyone knows how funds are being spent. Ms. Wenzel asked for clarification on the 2012 Annual Audit Report. Mr. Miller indicated he would check on that matter with Linda Martin at Kramer-Triad.

Mr. McLand proposed the Board adopt the Mission and Values for "Community Partners". There was no objection and the Mission/Values will be posted on the Villas' website. He also indicated he would like to have a "Jimmy Buffet" type party at the Clubhouse in the future, hold quarterly meetings in the evening during a weekday and have refreshments served, restart the Social Committee and formulate a committee to welcome new Co-owners.

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The Alteration/Modification submitted by (Krstevich /44414 Broadmoor Blvd.) to be allowed to place their barbeque on patio blocks on the ground near their deck was discussed. The Alteration/Modification will be submitted to the Architecture and Maintenance Committee for review and a recommendation to the Board.

The next Board meeting was scheduled for Tuesday, July 16, 2013 at 7 p.m. in the Clubhouse. Light refreshments will be served.

The meeting adjourned at approximately 9:00 p.m.

Respectfully submitted,

Linda S. Zaddach  
Villas Secretary