

**Villas at Northville Hills
Board of Directors Meeting
Saturday, February 18, 2012**

Board Attendees: Donald Boggs, Kerry Deacon, J. Miller, J. Spriet, L. Zaddach

Additional Attendees: Paul Aramian, Joe Calloway, Sarah Ellison, Darryl Marsh, Hugh Thomas, Gary Zaddach

The meeting of the Board of Directors at the Clubhouse was called to order by Mr. Deacon at approximately 10:10 a.m.

Approval of Minutes:

Mr. Deacon asked for a motion to approve the minutes of the December 3, 2011 Board Meeting. Mr. Miller made a motion to approve the minutes. Mr. Boggs seconded the motion. The minutes of the December 3, 2011 Board Meeting were unanimously approved.

Mr. Deacon asked for a motion to approve the minutes of the Special Meeting held on January 17, 2012. Ms. Spriet made a motion to approve the Special Meeting minutes. Mr. Miller seconded the motion. The Special Meeting minutes were unanimously approved.

Report from the President:

Mr. Deacon informed everyone that Toll Brothers had five villas remaining to sell and one of those is the model. Toll anticipates completing the sale of these units by mid-year.

John Standicar has agreed to prepare a study of the curbs and paving throughout the community. Donald Boggs is chairing a committee to review the Associations' Bylaws. Jim Reinke has agreed to assume chair responsibilities of the Irrigation System in place of Tom Kirkland.

The Annual Meeting is scheduled for May 9, 2012 at 7:00 p.m. at the NV Township Auditorium. Mr. Deacon and Mr. Boggs plan to run for re-election. Mr. Miller and Ms. Spriet have not decided if they plan to run for the Board.

Financial Report

Mr. Miller indicated that all financial information is posted on the Villas website. This information is updated each month on the Villas website. Since we are early in 2012, there is nothing significant to report.

Committee Reports

Architecture and Maintenance

Mr. Deacon reported that a special study group is being set up to review Phase 1 roads. John Standicar has agreed to oversee this study. A price is being obtained to repaint the wooden fence on 5 Mile Road. A list of items is also being worked on with Toll. Street sign replacement and No Parking signs are being reviewed by the committee. It has also been suggested that mailboxes be moved so they are closer to each Villa. The Clubhouse basement wall is leaking again and Toll will be repairing it.

Alternate Water Source

Mr. Deacon reported that the Alternate Water Source Committee plans to submit a report to the Board for review and approval in March.

Irrigation System Study

Mr. Deacon reported that under the direction of Jim Reinke a study on the irrigation system is being conducted. A letter is being prepared and it will be sent to Toll regarding the flow meter issues throughout the complex.

Landscape and Grounds

Mr. Zaddach reported he would schedule a meeting with the members of the Landscape and Grounds Committee in the next month or so to discuss landscape issues to be addressed in the spring. Mr. Place is overseeing snow removal.

Rules and Security

Ms. Spriet reported 85% of the Co-owners have installed the new outdoor lights. Information to purchase lights is posted on the Villas website. The Committee will meet with Officer Burrough to discuss the possibility of conducting a training session for Co-owner volunteers on Emergency Disaster Management. Recently, a suspicious individual was seen lurking outside the Clubhouse. Co-owners are encouraged to call the NV Township Police if they see anything of a suspicious nature.

Communication and Outreach

Ms. Zaddach indicated the Villas website continues to be updated on a regular basis. Co-owners are encouraged to visit the site.

Hospitality, Social and Special Events

Ms. Zaddach reported the Spring Home Fair is scheduled for April 21, 2012. Many of the same vendors from last year have been invited to participate in this year's Spring Home Fair. Kramer-Triad will be asked to provide refreshments again this year. In addition, there will be a May Garage Sale and the date will be published in the near future.

Co-owner Questions and Comments

A discussion took place with the Board and the Co-owners

The meeting adjourned at approximately 11:15 a.m. The date of the next meeting is the Annual Meeting at the Northville Township Auditorium on Wednesday, May 9, 2012 at 7:00 p.m.

Respectfully submitted,

Linda S. Zaddach
Villas Secretary