

**Villas at Northville Hills
Board of Directors Meeting
April 16, 2011**

Board Attendees: Kerry Deacon, John Miller, Jamie Spriet, Linda Zaddach

Board (absent with notice): Todd Ewers

Additional Attendees: Marge Aramian, Paul Aramian, Ray Bologna, Joe Calloway, Nancy Chu-Meyers, Paul Korian, Ray Kugler, Jim Leiphart, Gary McLand, John Moore, Joyce Peralta, Jim Place, Monique Raymond, Hugh Thomas, Gary Zaddach

The meeting of the Board of Directors at the Clubhouse was called to order by Mr. Deacon at approximately 10:05 a.m.

Approval of the Minutes:

Mr. Deacon made a motion to approve the minutes of the February 5, 2011 Board Meeting. Ms. Spriet seconded the motion. The minutes of the February 5, 2011 Board Meeting were unanimously approved.

Mr. Deacon asked for a motion to approve Policy Resolution 2011-01: Clear Dues from Operating and Dues to Replacement Fund Accounts. This resolution was approved at a Special Meeting of the Board held on March 22, 2011. Mr. Miller made a motion to approve the minutes of the March 22, 2011 Special Meeting and Policy Resolution 2011-01. Ms. Spriet seconded the motion. The minutes of the March 22, 2011 Special Meeting and Policy Resolution 2011-01 were unanimously approved.

Financial Report

Mr. Miller gave a budget update. He reported that we have very few dues delinquencies. He also reviewed the 2010 Financial Statement.

Committee Reports

Architecture and Maintenance

Mr. Deacon reported that new Work Orders continue to be handled in a timely manner. The Clubhouse interior painting and cleaning has been completed and a coat rack has been installed. The boundary survey has been completed and it revealed many issues. A meeting will be scheduled with Toll and the golf course to discuss these issues. All required deck staining reminder letters have been mailed. A detailed listing of major outstanding items has been developed and will be presented to Toll.

Villas at Northville Hills
April 16, 2011 Board Meeting
Page 2

During the final construction, safety is of primary importance. T. Ewers has been notified about the need to ensure the safety of everyone and need for continual access of residents and visitors during construction. Mr. Deacon also reported that the existing trees by the model will be replanted.

The Tennis Courts will open on May 14, 2011 and the Pool will open on May 28, 2011 and close on September 5, 2011.

Co-owners are reminded to contact Kramer-Triad to report repairs and work order items.

Irrigation

Mr. Deacon reported that Mr. Kirkland continues the excellent leadership and coordination of the irrigation system with the support from Master Sprinkler.

The spring opening schedule is planned to commence the week of May 3, 2011. Repairs to damaged sprinkler heads will take place when the system is activated. The latest Water Summary Report issued by the Township indicated that lawn watering is restricted to the hours between Noon and 6:00 a.m.

Special water saving sprinkler heads are now available and a proposal is being developed for changing to these new heads.

The Township now removes all irrigation meters during the fall and winter months for testing. They recently advised us that the water meter box at the Sheldon Road entrance needs to be enlarged and the meter will not be installed until this is completed. We are working with Toll on this issue. The sprinkler system serving the west side of the Five Mile entrance is shutoff until the construction of the three units is completed.

Co-owners noting any sprinkler issues should report them to Kramer-Triad.

Alternate Water Source

Mr. Bologna gave an extensive report on the progress the Alternate Water Source Committee has made up to this point. The committee is meeting on a regular basis and is working closely with the Board.

Landscape and Grounds

Mr. Zaddach reported that Mr. McLand agreed to join the Landscape Committee. He will be replacing Ms. Peralta, who resigned last fall.

He reported that mulch will be applied around the front and sides of all buildings. The front entrances and the clubhouse areas will also be mulched. The mulch issued will be triple shredded. All trees and beds will be edged. Areas not receiving mulch will be cultivated and edged.

Greenlawn will pay particular attention to detail this season and guard against scalping areas of the grass. Turf will be cut at 3 inches in most areas.

Spring clean up has begun this week and will include the removal of paper and debris. Aeration will follow the flagging of our sprinkler heads by Master Sprinkler in early May. Aeration will be done on the front, sides and the islands.

Mr. McLand will assist with work orders and coordinate, as needed, with Greenlawn. Expenditures in excess of \$250 must have Board approval.

Co-owners wishing to purchase additional mulch will be able to do so directly through Greenlawn at a cost of \$25/yard. The mulch will be delivered to the Co-owners driveway and must be removed within 48 hours.

The Association will provide packets of grass seed to Co-owners wishing to do spot seeding of the lawn around their Villa.

The first round of fertilizer and crab-a-side will be applied the week of April 18. Flowers (petunias) will be planted at the front entrances around May 30.

Mr. Zaddach reported there are some open issues with the snow removal contractor and these are currently being discussed. Repair of lawn damage should be occurring shortly. Damaged sprinkler heads will be identified, replaced by Master Sprinkler and billed to the snow contractor. A review of the snow contractor's overall performance will be done shortly and a recommendation to continue or terminate the contract will be made to the Board.

Rules and Security

Ms. Spriet reported that the Rules Committee has been working on improving the Rules and the information included in the Rules to provide greater clarity. Mr. McLand made a report to the Board the recommendations from the Rules Committee.

Communication and Outreach

Ms. Zaddach reported that a proposal has been obtained to add a List Serve to the Villas website and a secure site for financial information. The proposal is being held until the end of the year to determine if funds are available for this upgrade.

Hospitality, Social and Special Events

Ms. Zaddach reported that a Co-owner expressed concerned about the amount of money be spent on the fliers to promote events. Ms. Zaddach reported that no association dues have been used for any of the event fliers. Ms. Zaddach indicated that she and her husband were covering the cost of those fliers.

The following activities have been scheduled:

April 30, 2011 Spring Home Fair at the Clubhouse, an opportunity for Co-owners to speak with various vendors about deck staining, window washing, painting, home repairs and security, insurance, plumbing, garage door repair, and furnace/AC repair.

May 7, 2011 Derby Party at the Clubhouse. This event has been moved to the Clubhouse because the Toll Model has been sold.

May 12, 2011 Annual Meeting at the NV Township Community Room

Co-owner Questions and Comments

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

The meeting adjourned at approximately 11:20 a.m. The date of the next Board meeting will be announced after the Annual Meeting.

Respectfully submitted,

Linda S. Zaddach
Secretary, Villas Board