

**Villas at Northville Hills
Annual Meeting
Thursday, May 12, 2011**

Board Members in Attendance: K. Deacon, T. Ewers, 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 164 eligible voters in the Association and that a total of 98 (62 proxies and 36 in attendance) at the meeting. Since 58 were required for a quorum (35% of eligible voters), Mr. Deacon declared a quorum was present.

2011 Meeting Notice

Mr. Deacon reported that in accordance with the Association By-Laws, notice of the 2011 Annual Meeting had been mailed to all Co-owners on April 14, 2011 and May 4, 2011.

Approval of the 2010 Annual Meeting Minutes

Mr. Deacon indicated that the 2010 Annual Meeting Minutes had been distributed. Mr. Deacon asked for a motion to have the minutes approved. Ms. Spriet moved that the 2010 Annual Meeting Minutes be approved. Mr. Miller seconded the motion. The motion passed unanimously.

Rules for the Meeting

Mr. Deacon indicated that 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 indicated 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 an exciting and busy year for the Board, Committee Chairs and all the volunteers. He thanked all the volunteers and the Co-owners for their support over the past year in helping the TEAM achieve their initiatives.

Shortly after the Board was elected, they developed an organizational chart defining the roles and responsibilities. Mr. Deacon indicated that the Board established the initiatives for the Association at their first meeting and sought the assistance of the various committees to accomplish these goals. He further reported that the Monthly Dues Study was completed in September, the updated Reserve Study was completed in August, and the 2011 Budget was

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developed and completed, the Fall Painting Program was completed in October, the collaboration with Toll continues, the front entrances were upgraded in July, Work Order

completion is being done in a timely fashion, the Rules were updated in January, the Lighting Program, Phase 2, added 35 more units, modification and upgrades to the irrigation system is on-going, the Alternate Water Source Committee was formed and a report will be given later in the meeting, 12 Information Update letters were distributed to the community, and 16 Social/Special Events were held during the year.

Mr. Deacon reported that the Board has already established the 2011 Goals which were published in the January 2011 Information Update letter.

Mr. Deacon shared that the Board recently had an opportunity to attend a local Condo Association Conference which he felt was very informative. At this conference information on Board of Directors responsibilities was reviewed. Mr. Deacon communicated that the Board has the following responsibilities: act in good faith, fair dealing, act within limits of expertise, act lawfully and with ethical intent, and treat all Co-owners equally and fairly. He also reported that Co-owners expectations of the Board include: protect the value of the asset, act in a business-like way, act in a fiduciary capacity, act lawfully, diligently and timely. Mr. Deacon indicated that the Board as the TEAM needs to be committed to meet and exceed these expectations.

Mr. Deacon reported that the Board has a continual commitment to communicate with the Co-owners on a regular basis. This communication is being done through Information Update Letters, the website, and advertising the Board Meetings, Special Events, and Social functions.

The future challenges for the Board include: the safety of the Villas residents during the increased construction activities, collaboration with Toll to ensure that outstanding building, road, curbs, sidewalk repairs, boundary issues, landscaping, etc. are resolved and completed prior to Toll Brothers leaving the community, and the alternate water source. Going forward the Board is committed to maintaining, protecting and enhancing our investment.

Mr. Deacon further reported one vacancy on the Board and Ms. Zaddach, the Villas current Secretary, is running for re-election. He indicated that he was hopeful Ms. Zaddach would be able to continue to be a member of the TEAM.

Mr. Deacon concluded his remarks by thanking Ms. Martin, Ms. Peek, and the personnel at Kramer-Triad for their assistance and support throughout the year. He also thanked all the

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Committee Chairs, the Committee Members, and gave special thanks to his fellow Board Members, Ms. Spriet, Mr. Miller, Mr. Ewers, and Ms. Zaddach.

Election of Directors

Mr. Deacon asked if there were any nominations from the floor for Directors. There were no nominations from the floor. He then asked for volunteers to be Inspectors of the election and indicated they must have no relationship to any of the Director candidates. Mr. Reinke and Mr. Adamczyk agreed to be Inspectors.

Mr. Deacon indicated that each Director Nominee would be allowed a maximum of two minutes to make a presentation to the Co-owners. The presentations would be made in alpha order by last name. Mr. McLand and Ms. Zaddach made their presentations.

After the presentations, the ballots were collected and submitted to the Election Inspectors for counting along with Ms. Martin.

Financial Report

Mr. Miller presented the financial data for the calendar year 2010 and the budget for 2011 with various details as to operating expenses and dues utilization. The 2010 financial results were passed out to those in attendance and would be mailed to 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

Mr. Kirkland reported on the 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

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Ms. Spriet, Board Liaison to 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 and the community service outreach activity held the past fall.

Hospitality, Social and Special Events

Ms. Zaddach, Board Liaison to the Committee, introduced the committee members and reported on their progress over the year.

Co-owner Input and Comments

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

Election Results

Mr. Deacon announced the results of the election. Ms. Zaddach was elected for a two year term.

The meeting adjourned at approximately 9:15 p.m.

Respectfully submitted,

Linda S. Zaddach, Villas Secretary