

**Villas at Northville Hills
Board of Directors Meeting
October 30, 2010**

Board Attendees: Kerry Deacon, Jamie Spriet, Linda Zaddach

Board (Absent with notice): Todd Ewers, John Miller

Additional Attendees: Paul Aramian, Ray Bologna, Joe Calloway, Sarah Calloway, Carolyn Kugler, Ray Kugler, Gary McLand, Jim Reinke, Hugh Thomas, Gary Zaddach

The meeting of the Board of Directors at the Clubhouse was called to order by Mr. Deacon at approximately 10:00 a.m.

Approval of the Minutes:

Mr. Deacon asked for a motion to approve the minutes of the September 18, 2010 Board Meeting. Ms. Spriet made a motion to approve the minutes. Mr. Deacon seconded the motion. The minutes of the September 18, 2010 Board Meeting were unanimously approved.

Financial Update

In the absence of Mr. Miller, Mr. Deacon gave the Board the monthly financial update. He indicated that notices were sent to the Co-Owners regarding the increase in monthly dues to \$325/month effective January 1, 2011. In addition, he indicated that the Landscape Maintenance, Lawn/Turf Fertilization, Tree and Shrub Fertilization, Snow Removal, Irrigation and Painting contracts were in the final stages of review and expected final approval of these contracts and the 2011 budget would be completed by mid-November.

Committee Reports

Architecture and Maintenance

Mr. Deacon reported that Mr. Servinsky and Mr. Leiphart are serving as Co-Chairs of this Committee. Presently, there are 6 individuals serving on this Committee. In addition, Mr. Guido is assisting with warranty inspections of newer units.

Accomplishments of this Committee include: Revised Statute of Limitations from Toll through August 11, 2011, roofing ridge vent corrective work completed in August, Vanderbilt attic inspections completed & Toll commencing corrective measures in the near future, Fall 2010 Painting Program by Suburban Paint has been completed, all punch-list and warranty work have been completed, leaks in the Clubhouse exterior walls have been repaired and the walls have been painted, backfilling around rear of units was completed, and Bldg. #B-37 and B51 street numbers have been changed to match the existing type.

The Committee is continuing to work with Todd Ewers (Toll) on outstanding warranty items. Permanent mailboxes have been ordered by Toll and will be installed by mid-November, the Penderbrook Lane road sign will be installed by Toll, shortly. A complete set of civil documents from the Township for Phase 1 and 2 have been obtained, and there is a plan to have property boundary lines and roads surveyed.

Irrigation

Mr. Deacon reported that Mr. Kirkland continues to do an excellent job of coordination of the Irrigation System with Master Sprinkler. Upgrades have been made to the system to improve efficiency and eliminate breakdowns. He indicated that the system is currently being shut down and it will be winterized this week. Further, he reported that Master Sprinkler agreed to hold their prices for the coming 2011 season.

The Alternate Water Source Study is ongoing and the various parties involved have made a report to the Board.

Landscape and Grounds

Mr. Zaddach reported that the 2 willow trees near the pool have been removed, including the stumps and roots. Greenlawn is in the process of renovating the lawn where the trees were removed and will be planting Norway spruces in place of the willows. He indicated that lawn remediation and tree replacement previously scheduled has been completed. Greenlawn will be inspecting trees over the next 2 weeks for root girdling and uncut straps and take corrective measures. Mulch will be applied to stressed trees and those trees with roots above the ground. Fall trimming is nearly completed. Mums were received and planted at the entrances and near the Clubhouse. Fall clean-up will begin in November.

The Committee recommended to the Board that the Snow Removal Contract with Studio Scapes be approved. They had the lowest bid, Co-Owners were pleased with their work last year, and they agreed to hold their price for 3 years. They also are planning to add an extra bobcat to the Villas to avoid the equipment problems they had last Winter. The Committee is also in the process of finalizing the Tree and Shrub Fertilization contract with Westside Forestry and is working with Greenlawn on an agreement for Lawn Fertilization and Maintenance.

Mr. Zaddach also reported that Holiday Décor will be putting up the holiday lights again this year. The work for this project will be scheduled sometime in November.

Rules and Security

Ms. Spriet reported that the members of the Rules and Security Committee along with other Co-Owner volunteers did an outstanding job over the past few months installing the upgraded outdoor lights and timers. She further reported that the Committee is in the process of reviewing and revising the current Rules and Parking Regulations to provide the Co-Owners with greater clarity. She anticipates completion of this project by the end of the year.

Communication and Outreach

Ms. Zaddach reported that the Villas will participate in a Food Drive to benefit the Salvation Army. Non-perishable food items and cleaning products may be dropped off in the Lobby of the Clubhouse from November 1, 2010 through November 19, 2010. The items collected will be boxed up and delivered to the Plymouth Salvation Army, which provides service to Northville Township residents, on Saturday, November 20, 2010.

Hospitality, Social and Special Events

Ms. Zaddach thanked Denise Servinsky, Patty Gomez, Santiago Gomez, Patty Siemetz, and Michelle Khurana and Terri Klimek for all their help in organizing and chairing events. She reported Mr. Gomez shared his beer tasting expertise with a wonderful group of Co-Owners on October 22 and a great time was had by all who attended.

Upcoming events include: Halloween Party for Children and Grandchildren today, an outing to a Detroit Lions Football Game on November 7, a Private Villas Holiday Decorating and Shopping and Wine Event at the Home Interior Warehouse in Walled Lake on November 11, a Holiday Celebration with Santa for the Children and Grandchildren on December 5 and a Holiday Celebration for the Adults on December 11.

Co-Owner Questions and Comments

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

The meeting adjourned at approximately 11:45 a.m. The next meeting is scheduled for Saturday, February 5, 2011 at 10:00 a.m. in the Clubhouse.

Respectfully submitted,

Linda S. Zaddach
Secretary, Villas Board