

**Villas at Northville Hills  
Board of Directors Meeting  
Saturday, November 10, 2012**

**Board Attendees:** D. Boggs, J. Lapenta, J. Miller, C. Schnepel, L. Zaddach

**Additional Attendees:** M. Aramian, J. Aramian, D. Calhoun, E. de la Pena, P. Gomez, P. Korian, R. Kugler, M. Miller, J. Reinke, C. Shumake, J. Shumake, J. Sinkel, P. Sinkel, H. Thomas, G. Zaddach

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

**Approval of Minutes:**

Mr. Boggs asked for a motion to approve the minutes from the February 18, 2012 Board of Directors Meeting and the Special Meetings held on May 22, 2012, June 12, 2012, June 16, 2012, July 17, 2012, August 21, 2012, September 19, 2012, September 29, 2012, and October 23, 2012. Mr. Miller made a motion to approve all the minutes. Mr. Lapenta seconded the motion. All the minutes were unanimously approved.

**Report from the President:**

As the new President, Mr. Boggs expressed his thanks to the current Board and thanked Mr. Deacon for his contributions to the community during his tenure as President. Mr. Boggs stated his commitment toward working with everyone to maintain and improve the community.

**Financial Report**

Mr. Miller indicated the Board approved the 2013 Budget and dues will remain unchanged for 2013. Notice of the 2013 Budget will be mailed to Co-owners next week. He also mentioned that all financial information will continue to be posted on the Villas website.

**Committee Reports**

**Architecture and Maintenance**

Mr. Boggs reported that the building painting program has been approved and is in the process of being completed. He indicated that in 2013 the painting program will be started in August/September. Mr. Boggs mentioned that he continues to work with the members of the committee regarding on-going issues.

### **Irrigation System (Tank/Well)**

Mr. Reinke explained that the Board decided to terminate the Irrigation contract with Master Sprinkler and award the Irrigation contract to Greenlawn. Since Greenlawn assumed responsibility for irrigation, Mr. Reinke indicated that a substantial amount of work has been completed.

The Alternate Water Source Committee along with the Board and Greenlawn completed the installation of a tank at the northwest corner of the Villas property. The tank will hold water from the well that was dug earlier in the year. This water will be used to water approximately one-fourth of the Villas property. The water has been tested and it is clean and clear. Next spring, the system will be tested to determine if additional valves can be connected to the system.

### **Landscape and Grounds**

Mr. Zaddach reported that the final tree trimming has been completed and mulch has been laid throughout the entire community. He also indicated that Greenlawn has the contract for both the Landscaping and Snow removal in the community.

### **Rules and Security**

Ms. Schnepel reported the Board recently approved the placement of "For Sale" signs in Co-owner windows. Up to two (2) "For Sale" signs not to exceed 16"x20" in size may be placed inside Co-owner windows. Any variation in the number of signs or the size of the signs will require approval by the Board.

### **Bylaws Update**

Mr. Boggs indicated that for several months a group of Co-owners and the Board have been working with the Villas' attorney on revisions to the Bylaws. The current Bylaws were written by Toll Brothers and no longer meet the needs of the community. He further indicated that packets with the new Bylaws, a form for Co-owners to complete with their mortgage company information and a voting ballot will be mailed in January/February 2013. In addition, a meeting will be scheduled in February, 2013 at the Northville Township Auditorium for Co-owners to ask questions regarding the Bylaws. The Villas' attorney will be present at the meeting to respond to questions. Mr. Boggs indicated that two-thirds of the Co-owners must vote to approve the

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revised Bylaws and it will be important for Co-owners to review the Bylaws and submit their ballot.

**Communication and Outreach**

Ms. Zaddach indicated that Co-owners would be receiving a packet in the mail in the next week that includes the 2013 Budget along with detailed information about that budget, the 2012 Villas Directory, and an information letter regarding various matters within the Villas. This will be the final information letter that will be mailed in 2013.

Co-owners are reminded to make certain Kramer-Triad has their current email address, because the Board is sending out email notices to Co-owners via Homeowner Link.

Minutes that were approved at today's meeting will be posted on the Villas website in the next couple of days.

**Hospitality and Social Events**

Ms. Schnepel reported that the Villas Holiday Party will be held in the Clubhouse on Sunday, December 9 from 5pm-8pm in the Villas Clubhouse. Meats, salads and beverages will be provided. Co-owners are asked to bring an appetizer or dessert to share.

**Co-owner Questions and Comments**

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

The meeting adjourned at approximately 11:30 a.m.

Respectfully submitted,

Linda S. Zaddach  
Villas Secretary