

Villas at Northville Hills
HOA Board Meeting
December 3, 2011

The meeting was called to order by President, Kerry Deacon at 10:03 am.

Nine co-owners were in attendance including: Paul Aramian, Marge Aramian, John Stadnicar, Jim Place, Hugh Thomas, Darryl Marsh, Edward delaPena and Margie Dozier.

Minutes Approval: Past minutes of both the past board meeting and special board meeting (10/18/11) were moved to be approved by Mr. Boggs and seconded by Mr. Miller. There were no contracts presented or requiring approval.

Opening Comments: Agenda was reviewed as were the 2011-12 initiatives and Board/Committee organizational structure by Mr. Deacon. Mr. Deacon also reported on:

Toll Brothers: Building construction is almost complete. It is expected that Toll Brothers will be out of the Villas by the end of March. Mr. Deacon thanked co-owners and Don Boggs for their assistance and patience as Toll completes their work.

Road Paving: paving went well and the Township as well as the Board reviewed the roads. By reports, it was determined that the Villas received a quality installation of the Phase II roads.

Golf Course: the Northville Hills Golf Club is under new management. Wilson Golf Group (out of Stillwater, MN) is now managing the course. They wish to work our Association to keep communication and mutual needs open and collaborative.

Financial Report: Mr. Miller distributed the actual to budget analysis of our current financials. The report is on the website for detailed review. Additionally, Mr. Miller outlined a review of Villas' water usage costs. We are tracking a bit better for 2011 than 2010; but were cautioned about the improvement, as the end of 2011 was a rainier than expected.

Architectural & Maintenance Report: Mr. Deacon presented the activities of the Committee. The committee's monthly report including highlights regarding: ongoing coordination with Toll Brothers on roads, construction and warranty work; maintenance program with roof leaks and work orders; driveway and sidewalk repairs and ice cable installation on identified units.

Alternate Water Source/Irrigation System: Mr. Deacon reported for both committees. Work continues. The Committee is looking at well installation, piping to the detention pond and pump design. Much work continues before this work is considered complete. Final quotes and estimates will be ready for early 2012. Work may continue over the winter months to secure better pricing.

Landscape & Snow Operations: Mr. Miller reported that tree replacement, snow removal and Greenlawn landscaping expectations/contracts are in place and satisfactory to date. Mr. Place explained his role as resident overseer for snow removal this season. Posts have been set to outline driveways, garage door pictures have been taken to ensure no damage is incurred. Snow excess will be put in the detention pond and two Kobudo tractors will be on site for quick snow removal. If cars are removed from driveways before Greenlawn vacates the premises, those drives will be serviced.

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Rules & Security: Ms. Spriet reported that the fourth lighting project initiative led by Gary McLand, Steve Robinson and Paul Aramian was very successful. The community is now over 80% lit with our new lights. Toll is adding the new lights to all new units. Also, new move-in co-owners are purchasing the lights. Special thanks went to co-owners that assisted the committee with installing the lights. Timers will be installed after the Holidays—calls will be made to those co-owners who asked for them. Also, a new liability sign is in the exercise room. The amended rules & guidelines were mailed to all co-owners in October.

By-Law Revisions: Mr. Boggs advised that a by-laws committee is now in place. The committee will be meeting in February and open co-owner meetings (after the committee determines a draft of the new by-laws with legal insight) will be announced.

Communication/Outreach: an October newsletter was sent to all co-owners.

Hospitality, Social & Special Events: Ms. Spriet reported for Ms. Zaddach that the Salvation Army drive was successful—six boxes of food & a \$50 donation check were collected. The Villas Holiday event is scheduled for December 18th from 2-5pm at the Clubhouse. The event is for children and adults. Please bring an appetizer or dessert to share. Soft drinks will be supplied and wine will be available for adults. Santa will also make a special appearance.

Co-owner Comments: Mr. Thomas' ten questions were addressed.

Miscellaneous: There was open discussion about new deck guidelines. Discussion about patio umbrellas (to be taken down in winter); aeration; snow removal bids; by-laws update with co-owners; roof leaks; mulch were all discussed.