

**Villas at Northville Hills
Annual Meeting
Thursday, May 23, 2013**

Board Member in Attendance: D. Boggs, J. Lapenta, J. Miller, C. Schnepel, L. Zaddach

Call to Order

Mr. Boggs called the meeting to order at approximately 7:05 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 a Quorum

Ms. Martin reported that we had a total of 184 eligible voters in the Association and a total of 131 (74 proxies and 57 in person) were at the meeting. Since 65 voters were required for a quorum (35% of eligible voters), Mr. Boggs declared a quorum was present.

2013 Annual Meeting Notice

Mr. Boggs reported that in accordance with Association By-Laws, notice of the 2013 Annual Meeting had been mailed to all Co-owners on April 24, 2013 and a reminder notice was mailed on May 14, 2013.

Approval of 2012 Annual Meeting Minutes

Mr. Boggs indicated that the 2012 Annual Meeting Minutes had been distributed. Mr. Boggs asked for a motion to have the minutes approved. Mr. Adamczyk moved that the 2012 Annual Meeting Minutes be approved. Mr. Spellman seconded the motion. The motion passed unanimously.

Rules for the Meeting

Mr. Boggs indicated the meeting would be held following adherence to Robert's Rules of Order. He noted 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. Boggs thanked the community for their support and constructive criticism. He also thanked the Board, the Committee Chairs and all the committee volunteers for their hours of dedicated work on behalf of the Villas.

He reported that 279 work orders were processed between June 1, 2012 and May 17, 2013. The preponderance of those work orders were for building repairs and landscape issues. He indicated that everyone will agree that landscape has been an on-going challenge for several years, especially due many issues with the irrigation system installed by Toll, the drought and high temperatures. The Board will continue to seek solutions to improve the lawns, shrubs and trees throughout the Villas. Mr. Zaddach will give more details in his report.

As for our building repairs, they have been primarily about detached flashing, detached siding, rusted garage panels, rotting wood around windows and leaking roofs. Unfortunately, every time winds are in excess of 30 mph, siding and flashing as become unhinged. Ten units have encountered rusting lower garage door panels. To date, 6 have been replaced and 4 are on back order from Overhead Door. The majority of the rotting wood has been on Gladwyne Models. The wood is being replaced and painted.

Roof leaks were rather excessive in the 2011-12 season. In 2012-13, we are experiencing roof leaks, but in smaller numbers. Our roofing contractor has indicated because of the sloping of our roofs, we will continue to have this problem.

Our challenge is to expeditiously make repairs and keep the associated expenses within budget. So far, we have been successful in that endeavor. Over a 10 month period ending December, 2012, we spent \$25,764 of our budget of \$42,700 for maintenance repairs. Mr. Boggs emphasized that as our buildings age, we can expect higher repair costs.

A number of summer projects are planned including: first phase of our new 5-year painting cycle (approximately 38 units), roof treatment for algae and mold, asphalt repairs to Phase 1 roads and sealing overlay, driveway replacements (5-6 year cycle) with 5-7 driveways completed annually, and leveling of steps, sidewalks and driveways. With these multiple projects, we will have a significant amount of work to perform. Mr. Boggs indicated Co-owner cooperation will be needed when repair personnel are in the Villas.

Mr. Boggs indicated the voting ballots prepared by Kramer-Triad were incorrect. To move the meeting forward, the Election of Directors will be moved to the end of the meeting, so that Kramer-Triad has an opportunity to prepare new ballots and distribute them.

Financial Report

Mr. Miller presented the financial data for the calendar year 2012, including the 2012 audit and the budget for 2013 with various details as to the operating expenses and dues utilization. The 2012 financial report was passed out to those in attendance and would be mailed to the Co-owners not present at the meeting.

Committee Reports

Architectural and Maintenance Committee

Mr. Servinsky, Co-chair of the Committee, introduced the committee members and reported on their progress over the year.

Irrigation Committee

Mr. Stadnicar, Chair of the Committee, introduced Mr. Reinke and reported on their progress over the year.

Landscape and Grounds Committee

Mr. Zaddach, Chair of the Committee, introduced the committee members and reported on their progress over the year.

Rules and Security Committee

Ms. Schnepel introduced the committee members and reported on their progress over the year.

Communications

Ms. Zaddach reported on the status of the Villas website, the use of Homeowner Link and the community service activity that took place as part of the Holiday Party.

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Hospitality and Social Committee

Ms. Schnepel introduced the committee members and she reported on the events held over the past year and mentioned the events planned for the coming months.

Bylaws Revision Committee

Mr. Boggs reported that much work had been accomplished regarding revisions to the Bylaws. This work can be used in the coming year for further discussions.

Election of Directors

Mr. Boggs indicated there were three Director positions open and Mr. Aramian, Mr. Lapenta, Mr. McLand, Ms. Schnepel, Ms. Wenzel and Ms. Zaddach were running for election. Mr. Boggs asked if there were any nominations from the floor. There were no nominations from the floor. Mr. Boggs asked for volunteers to serve as Election Inspectors. Mr. Dozier, Mr. Reinke and Mr. Servinsky agreed to be Election Inspectors. Mr. Boggs indicated that each candidate would be allowed two minutes to speak and the candidates would be introduced alphabetically.

Co-owner Input and Questions

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

At the end of the meeting, Mr. Boggs reported the results of the election. Mr. McLand, Ms. Wenzel and Ms. Zaddach were elected as Directors.

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

Respectfully submitted,

Linda S. Zaddach
Villas Secretary

