

**Villas at Northville Hills
Board of Directors Executive Meeting
Tuesday, November 19, 2013**

Board Attendees: D. Boggs, G. McLand, J. Miller, C. Schnepel, L. Zaddach

Mr. McLand called a meeting for November 19, 2013 to discuss the 2014 Landscape Contract and the 2014 Budget.

The 2014 Landscape Contract with Greenlawn was discussed by the Board. Mr. Boggs made a motion to approve the 2014 Landscape Contract with Greenlawn. Mr. Miller seconded the motion. The motion was unanimously approved.

The 2014 Budget was reviewed and discussed. Mr. Boggs made a motion to approve the 2014 Budget and keep dues at the current \$325/month. In addition, it was agreed that the Architecture and Maintenance Committee would review the companies that conduct reserve studies and come to the Board with a proposal on the best company to conduct a new Reserve Study for the Villas. Based upon the findings in the new Reserve Study, it may be necessary to increase dues later in 2014. Ms. Schnepel seconded the motion. The motion was unanimously approved.

Respectfully submitted,

Linda S. Zaddach
Villas Secretary