

**Villas at Northville Hills  
Board Meeting  
Thursday, November 21, 2013**

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

**Co-owners in Attendance:** P. Aramian, M. Dozier, S. Kelkar, J. Leiphart, J. Moore, J. Reinke, J. Schnepel, J. Stadnicar, G. Zaddach

The meeting of the Board of Directors at the Clubhouse was called to order by Mr. McLand at approximately 7:00 p.m.

**Approval of Minutes**

Mr. McLand asked for a motion to approve the Meeting Minutes of the November 19, 2013 Executive Board Meeting. Mr. Miller made a motion to approve the minutes. Ms. Schnepel seconded the motion. The minutes were unanimously approved.

**Financial Report**

Mr. Miller reviewed the Financial Report for the Villas. Currently, expenses are within budget and we are continuing to fund the Reserves. Mr. Miller indicated that at the Board's Executive Meeting on November 19, 2013, the Board voted to keep dues at the current \$325 per month. The Board also agreed to conduct another Reserve Study, which could result in a monthly dues increase later in 2014. Mr. Miller reminded Co-owners the Monthly Financial Report can be found each month on the Villas' website.

**Committee Reports**

**Architecture and Maintenance**

Mr. Leiphart reported repair and maintenance of the roads has been a focus of the committee. This repair process will continue over the next few years. The painting program will continue next year with 38 units scheduled for painting. At the end of 5 years, all of the units will have been painted. A punch list of Toll issues has been developed by the Committee and a meeting will be scheduled with Toll to address these issues.

**Communications**

Ms. Zaddach reported a December Newsletter is being prepared. The Board agreed this will be the last mailing of Newsletters. This will save on the expense of paper, printing and postage costs. Co-owners will need to notify Kramer-Triad if they wish to be mailed the Newsletter. Kramer-Triad will notify Co-owners when future Newsletters are available to read on the Villas' website. Ms. Zaddach reminded Co-owners of the importance of keeping their email updated with Kramer-Triad.

**Hospitality and Social**

Ms. Schnepel reported committee plans to hold a couple of social events in the summer. She encouraged Co-owners interested in joining the committee to contact her.

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**Irrigation**

Mr. Stadnicar reported the well functioned very well over the summer and approximately 40% of the Villas' grounds are being watered by the well. He indicated that he would like to proceed with another well in 2014.

**Landscape and Grounds**

Mr. Zaddach reported that the Board approved the 2014 Landscape and Grounds contract with Greenlawn. In addition, over the past few months Greenlawn has been working on completing as many open work orders as possible before winter arrives. As budget permits, in 2014 a phase in process to install plant material around the utility boxes will start. Mr. Zaddach also reported that the holiday lights at the entrances and around the Clubhouse have been installed and are scheduled to be turned on the day prior to Thanksgiving.

**Rules and Security**

Mr. McLand reported the committee is continuing their work on Bylaws revisions and they are making very good progress. The committee is also looking into a lease policy.

**Old Business**

Mr. McLand asked the Board if there was any Old Business the Board needed to discuss. There was no Old Business to be discussed.

**New Business**

Mr. McLand indicated more volunteers were needed to help with everything that needs to be done in the community. He indicated that additional volunteers could help save money and he encouraged Co-owners to get involved.

The meeting adjourned at approximately 7:55 p.m.

Respectfully submitted,

Linda S. Zaddach  
Villas Secretary