

**Villas of Northville Hills  
Board Meeting  
Wednesday, March 19, 2014**

**Board Attendees:** D. Boggs, G. McLand, A. J. Wagner, L. Zaddach

**Board (absent with notice):** C. Schnepel

**Co-Owners in Attendance:** P. Aramian, N. Basoukeas, D. Calhoun, M. Dozier, J. Leiphart, B. Mansfield, S. Mansfield, J. Moore, M. Raymond, J. Reinke, 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.

**Financial Report**

Mr. Wagner reviewed the February financials. He reported the Villas' income tax return had been filed. He asked for a motion to approve a Resolution to have excess membership income over membership expenses for the year ending December 31, 2013 in the amount of \$19,806 applied to the Replacement Fund. Mr. Boggs made a motion to approve the Resolution. Ms. Zaddach seconded the motion. The motion was unanimously approved.

Mr. Wagner also reported that a revised Reserve Study will be completed by Michigan Reserve Associates. Upon receipt and review of the updated Reserve Study, the Board will decide if monthly dues need to be increased.

**Committee Reports**

**Architectural and Maintenance**

Mr. Leiphart reported on a number of matters including:

- Quotes will be obtained to install a surveillance system in the Clubhouse and Pool area
- Painting contracts will be reviewed for the Spring/Summer 2014 painting program
- Crack sealing of drives, curbs, gutters and roads will be reviewed for Spring/Summer2014
- Road repair program will be reviewed
- Repairs of the Clubhouse dormer wood will be handled
- LED lights quotes will be obtained for the lights at the entrances
- A pool exit safety device at the pool exit gate will be installed, after quotes are received and reviewed by the Board.
- Mailbox posts need to be repainted. It was suggested this could be handled by a group of volunteer Co-owners.
- Gutter leveling will be reviewed
- Roof conditions will be reviewed and repairs will be made, as needed

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**Communications**

Ms. Zaddach reported that it is important for Co-owners to keep their email address up to date with Kramer-Triad, since Homeowner Link is being used to communicate with Co-owners. The Villas' website has an extensive amount of information and Co-owners are encouraged to use the site.

**Hospitality and Social**

Ms. Zaddach reported that monthly Happy Hours will start in May and more details are forthcoming. This committee needs more volunteers and Co-owners are encourage to contact C. Schnepel, if they are interested in joining this committee.

**Irrigation**

Mr. Stadnicar reported that the Irrigation Committee hopes to obtain Board approval to dig another well in the Spring to expand watering of the community landscaping.

**Landscape and Grounds**

Mr. Zaddach reported that Greenlawn has been doing a good job of snow removal. When the snow melts, repair of lawns and sprinkler heads will start. He indicated that a meeting will held with Brian from Greenlawn in April to develop a plan for landscaping needs over the Spring/Summer. He also reported that B. Mansfield has agreed to Chair the Flower Committee. This committee will select the flowers and handle the plating of those flowers at the entrances and by the Clubhouse.

**Rules and Security**

Mr. Wagner reported the Rules and Security Committee is reviewing the Villas' lease policy and they have drafted recommended revisions to this policy. This committee is also reviewing the Villas' insurance policy, the Master Deed and Bylaws and they will be making recommendations to the Board.

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**Old Business**

Mr. Boggs reported that there is nothing new to report regarding the H2B temporary work visa program required for some of the employees used by Greenlawn.

**New Business**

Mr. McLand reported that D. Calhoun has agreed to Chair the Welcoming Committee. He also reported the Villas' Annual Meeting is scheduled for May 14 and there are three Board seats (D. Boggs, C. Schnepel and A. J. Wagner) up for election. The next Board meeting is scheduled for April 16.

The meeting adjourned at approximately 8:30 p.m.

Respectfully submitted,

Linda S. Zaddach  
Villas Secretary