

**Villas at Northville Hills  
2014 Annual Meeting  
Wednesday, May 14, 2014**

**Board Member in Attendance:** President: Gary McLand, Treasurer: AJ Wagner, Secretary: Linda Zaddach, Member at Large: Carolyn Schnepel. Member at Large: Donald Boggs was absent.

**Management in Attendance:** From Associa Kramer-Triad – Linda Martin, Senior Community Association Manager, and Roberta Peek, Customer Service Manger.

**Call to Order**

Gary McLand called the meeting to order at 7:33PM p.m. at the Northville Township Auditorium.

**Determination of a Quorum**

62 residents were required for a quorum (35% of eligible voters), There were 109 represented. 49 present and 60 by proxy.

**Proof of Notice**

In accordance with Association By-Laws, notice of the 2014 Annual Meeting had been mailed to all Co-owners on April 21, 2014 and a reminder notice was mailed on May 5, 2014.

**Approval of 2013 Annual Meeting Minutes**

A motion was made by Robert Spellman to accept the 2013 Annual Meeting Minutes as written. Motion was seconded by John Lapenta. All in favor. Motion carried.

**President's Report**

Gary McLand started off the meeting discussing the vision for the Community - "Gotta Liv-in Community" The mission is to Enhance community and family partnerships through open meetings and owner participation with emphases on improved property values. Their focus is on Integrity – doing the right thing for the Villas. Transparency – informing the community of what is going on. Improvement – Making it better each year. Friendship – Creating opportunities to get residents together. Fun – Having Pool and Cocktail Parties.

**Financial Report**

AJ Wagner reviewed the 2014 budget. The Board planned on a budget for 2014 of \$723,600. This is from 184 units paying \$325.00 / month and other expected income like clubhouse rentals, late fees, etc.

At the end of April there was \$183,430 in the operating account and \$513,429 in the reserve account. Also, there is \$21,292.00 in delinquencies.

The Association completed a Reserve Study in 2010 which included a 25 year plan on major items such as roofs, sidewalks, asphalt, clubhouse and paint. It pointed out that to make sure the community is funded for these projects it was stated that there should be \$2,079,000 in the reserves by 2026. The Board is making every effort to reach that goal. They are getting another Reserve Study done now to see if it reveals any shortfalls.

Reviewed Surrounding Comparative Communities on what their dues are and what is offered to them advising that Villas at Northville Hills offers the best return. Units are selling for an average of \$425,000.

He would like to see more involvement from the community to save the Association Money and keep the community competitive.

## **Northville Township Presentation**

Bob Nix, Township Supervisor, and Marge Banner, Township Treasurer, spoke about the upcoming vote August 5th for two millage increases. One for Police, Fire and Advanced Life Sport and the other for Shared Services such as Parks and Rec and Senior programs.

## **Committee Reports**

### **Architectural and Maintenance**

Gary McLand thanked the committee members for their efforts. Announced that there was 173 work orders in 2013. So far in 2014 they have closed 59 work orders and have 68 still open. The committee interviewed contractors and selected Matt Bledsoe and J&M Home Improvement to complete most of the maintenance throughout the community.

Garry Servinsky reviewed the upcoming projects. There is a 5 year painting plan. Starting Phase 2 in June with CertaPro. Committee will be reassessing asphalt, curbs, driveways, sidewalks, and steps on their spring walkthrough. Had to make selective roof repairs due to the harsh winter. Working with the committee and Toll Brothers on correcting gutter and downspouts issues.

They are aggressively pursuing Toll Brothers for financial compensation on builder issues.

### **Communications**

Linda Zaddach said there has been a 50% increase of usage in particular the documents, meeting minutes, and home invasion alert pages of the website. Volunteers especially with website expertise are needed. If there are any suggestions for the website, please let her know.

### **Five Mile Action Group**

Gary McLand stated this committee is in place to help slow the traffic down Five Mile Rd., as sometimes it is very hard to get out of the community. The committee is going to meet with Township officials to see about putting in a light at Centennial or Bay Hill and reduce the speed limit from 50 mph.

### **Social**

Carolyn Schnepel spoke about the successful events that they had in 2013 and advised of upcoming events. First Poolside Party will be held Friday, May 16<sup>th</sup>, the Second Poolside Party will be, Friday June 6<sup>th</sup> and the Third will be in July – TBA. Also, planning a Jimmy Buffett “Parrothead Party” in August.

### **Irrigation**

Gary McLand reported that the well system is fully operational and has reduced the water bills by 66%; a savings of \$60,000 and the sprinkler well system now services approximately 40% of the community. They plan to drill a well by Sheldon Road this year. They are testing the well head.

### **Landscape and Grounds**

Gary Zaddach stated the landscapers did a great job 2013. They did a majority of shrub and tree replacements, tree trimming and seed and sodded as needed.

In 2014 plans to review the areas around the utility boxes and will maintain what is there or add if there is not. Looking to improve the landscaping at the entrances. Possibly getting rid of the Junipers and replacing with Box Hedges. Performing a walkthrough with Greenlawn May 20<sup>th</sup>. Mulch will be installed in all areas in May or June. Lawn cutting is performed on Thursdays weather permitting. Make sure to call Kramer Triad to report all your landscape concerns so record can be kept.

### **Flower Ad Hoc**

Barb Mansfield advised that they will be having a community event May 31<sup>st</sup>. Flowers will be laid out at entrances and at the clubhouse ready to be planted. They urge residents to come out bring a hand shovel and help plant the flowers. At that time all the Co-owner orders that were placed for hanging baskets and flats will be delivered and ready for pick-up. These are flowers direct from the grower and purchased at a great price.

### **Rules and Security**

Carolyn Schnepel advised that they have installed a surveillance system at the clubhouse. Five cameras are being installed and possibly two more will be in by the end of the summer. They are also in the process of revising the Bylaws. They will be reviewing them in phases. They will be looking at unit rental requirements, insurance coverage's, eliminating Toll Brothers from the Bylaws, and looking in to garage door maintenance responsibilities. Also, looking into revising the clubhouse reservation policy as they only had two rentals last year.

### **Welcoming**

Gary McLand advised that Diane Calhoun is the chair and the committee. She will personally visit new residents, provide an informational letter, advise new owners of the website and gives a small gift donated by Barb Mansfield. They are planning on a Welcoming Party June 14<sup>th</sup> at 9:00am at the clubhouse.

### **Election of Directors**

Linda Martin advised that there are four positions up for election and five candidates on the ballot. Nancy Chu-Meyers, John Lapenta, Carolyn Schnepel, AJ Wagner, and Linda Zaddach.

The Floor was open for nominations. No nominations from the floor. A motion made by Gary Zaddach close the floor from nominations. Motion was seconded by Terri Klimek. Motion Carried.

Linda Zaddach announced that she was withdrawing her name from the ballot.

A motion was made by Robert Spellman to elect the four remaining nominees to the Board by acclamation. Motion was seconded by Tillman Dozier. Motion Carried.

### **Open Forum:**

Gary McLand opened the floor for Co-owner questions.

### **New Business:**

Gary McLand stated that at his disappointment, but to be transparent, he needed to inform the community that there was a slip and fall lawsuit placed against the community. The Board does not believe it has merit and the case is being handled by Auto-Owners, the Association's Insurance Company.

**Adjournment:** Motion was made by Bob Adamczyk to adjourn the meeting. Motion seconded by Hugh Thomas. All approved. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Roberta Peek

Associa Kramer-Triad - Customer Service Manager