



Villas at Northville Hills

Board of Directors' Meeting Thursday, July 31, 2014

- **7:00PM – Call to order**
- **5 Mile Safety Action Committee: Kurt Heise, State Representative, 20th District Guest Speaker**
 - Proposing a stoplight between Beck & Sheldon Rd to control traffic.
 - West of Beck Rd, they are working to develop and expand for economic growth.
 - Aisin Auto Supplier has just moved their headquarters in Plymouth Township, South of 5 mile which is causing more traffic on 5 Mile.
 - Kurt is suggesting lowering the speed limit on 5 mile, it is currently at 50. He is proposing to lower it to 40-45. Because of the construction of the I96, more semi trucks and truck haulers have been using 5 Mile which is also causing more traffic. A field study by MDOT has to be done before any changes are made which can take up to a year.
- **Directors Reports:**
 - **President (Gary McLand) – Pending Litigation** Lawsuit is still in process. There was a Settlement meeting but no decision was made. Another meeting is scheduled at the end of August. If no decision has been made at that meeting then it will go to a Summary Judgment.
 - **Projects – Landscaping, Painting, a new Well to be installed, Wood repair, clean up graffiti on sidewalks.**
 - **Treasurer (Nancy Chu-Meyer) – Total Income – Dues and Collection fees = \$366,553.00. Delinquent Accounts – Through the end of June there are \$9,000 in delinquencies. We are doing a good job of collecting fees. Operating Expenses \$346,000.**
- **Committee Reports**
 - **Finance – A.J. Wagner -** We are looking for more volunteers to be in our committee. The purpose of the committee is to really look at our financial, see where we can improve upon, save the Association money and make recommendations to the Board.
 - **Insurance –** The Association is currently insured by Arnouts Insurance and will expire on August 1st 2014 We have received several quotes from other insurance companies but we decided to stay with them this year and keep the same coverage because they are cheaper than the other competition. The only difference is that we raised our deductible to \$25,000.
 - **Reserve Study –** We want to analyze and try to come up with how much money we need to save for future projects, ex: roofing, roads, clubhouse – (windows, furniture, pool), garage doors. We've also moved "painting" from our Reserve funds to the Operating funds since it is done yearly. We have also discussed ways to come up with the money to pay for expenses. Some of the ideas are:
 1. Raise Dues
 2. Self Assessment
 3. Garage Door liability moving it to Co-Owner responsibility.

The goal is to keep dues where they are and keep the community clean and beautiful as it is and to stay competitive with other Condominium Associations.

Vision: continuous improvement for a transparent "GOTTA LIV-IN COMMUNITY" for all families.

Mission: Enhance community and family partnerships through open meetings and owner participation with emphasis on improved property values.

Values: Integrity Transparency Improvement Friendship Fun

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- **Architectural – Garry Servinsky -**
 - Toll Brothers Projects to be completed: Utility Boxes; 17 boxes have been identified that need to be replaced. The committee waiting on a proposal to submit to the Board for approval. Drainage issues, drive replacement, Boulder retaining wall, Pond & Fountain/aerator.
 - Shrub & Trees – An assessment was made of the trees that did not make it because of the harsh winter we had.
 - Trimming will be done in the fall..
- **Irrigation –** Installing new valve on the East side of the property.
- **Rules and Security – John Theodore**
 - Bylaws & Safety - Co-Owners were advised that when renting their property, lease agreement must be submitted 10 days prior to tenant signing the lease. This was never enforced but will be now. The committee is looking at the Bylaws and making improvements to make it stronger.
- **Meeting Adjourned**

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