



Villas at Northville Hills

Board of Directors' Meeting Saturday, August 16, 2014

- **5:30M – Call to order**
- **Appointment of Fifth Director**
 - The profiles for two qualified candidates--Gary Zaddach & Rob Meredith were reviewed and discussed.
 - Board unanimously appointed Gary Zaddach as the Fifth Director to replace the vacancy created by Caroline Schnepel who previously resigned from her position as Secretary.
- **Architectural / /Rules- Deck Stain Issue**
 - Carol Ball - 44927 BCS, was one of the owners that received a deck staining letter. She has emailed Customer Service stating that she was told by Restore-A-Deck that she has a solid "paint" on her deck and there is no way to go back to a semi transparent color, which is what is stated in the Guidelines. Please advise how you would like us to respond to Ms. Ball. NOTE: She is a newer owner, she purchased Mike Shih's unit in 2012. In addition, I didn't make any notes regarding the deck color during the inspection and I apparently didn't notice it was painted either.
 - Board decided to send all co-owners in violation a letter granting them up to 3 years to return the decks to the correct approved 2 stain colors --either Olympic Caramel Solid Stain or TWP #101 Cedar Tone Semi-Solid stain.. This will require that the paint will need to be stripped first. Gary McLand to coordinate with K-T the co-owner mailings.
- **Building water supply – John Stadnicar water shutoff issue**
 - **Every building has one condo unit that controls the water supply to the other units. It is critical that owners in those units do not turn off the water supply going to the other units. In order to prevent this from occurring, letters will be sent to the owners with the water meters in their units stating that our handy man will be coming by to properly mark which water valves can be turned off and which other valves should not be touched.**
 - **It was also noted that in the incident where water to all units in a building was accidentally turned off, that a call was placed to our emergency contact number and the call was not returned. We will investigate this with KT.**
- **Landscape – Work order #724: 44658 BCN**
 - Landscape committee and Greenlawn has reviewed the area concerning a leak into the basement and determined re-grading and additional down spout extension is necessary to assist with remediating the issue. An estimate of \$550 for the work has been provided by Greenlawn and approved by the Board. If possible, the Board has also requested a review of the unit next to 44658 BCN to determine if it may also need an extension and re-grading, to be included, but not to exceed \$750 for both units.
- **Social**
 - TGIF Pizza Party was proposed with estimated cost and expected attendance unknown. Since, other Friday events have only a small number of co-owners attending, the Board decided to continue with Friday “pot luck” events and to host only the year-end holiday party.

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

Values: Integrity Transparency Improvement Friendship Fun

| **Management Company:** [Kramer Triad Management Group, LLC](http://www.kramertriad.com) 248.888.4700 | www.kramertriad.com

- Subject: Northville Food Truck Festival NEXT WEEKEND
 - Don't forget that the Chamber is hosting the 2nd Annual Food Truck Festival next Saturday, August 23 at Ford Field. Stop by to see the classic cars, have a beverage at the Beer Garden, eat some delicious food from the food trucks and enjoy the music provided from a variety of artists. Bring a lawn chair and make a day of it!
- **Meeting Adjourned**

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