



Villas at Northville Hills

**Board of Directors' Meeting Minutes
Monday, November 24, 2014**

- **7:00 PM – Call to order**
- **Review of October 2014 financial results were reviewed concurrently with the proposed 2015 Draft Budget.**
 - **Each line item on attached 2015 Draft budget was discussed.**
 - **Contractual expenses did not increase.**
 - **Insurance increased by 10% for two-fold reasons**
 - **General increases due to increases in commodities and construction costs.**
 - **Settlement of Aramian Law Suit could potentially negatively impact the premiums.**
 - **Utilities**
 - **Electric and gas assume a 5% increase**
 - **Water and sewer assume an 8% increase**
 - **Water for irrigation will be reduced as the result of a new well that will be hooked up in 2015 which will support approximately 50% of the community. Total support by well water will be approximately 90%.**
 - **Landscape mostly contractual with no increases in 2015**
 - **17 utility boxes will be re-landscaped for approximately \$10,625**
 - **Dormant tree spray will be added for \$4,800**
 - **Repair and Maintenance**
 - **Building repair and maintenance over past 4 years averaged \$25,000**
 - **Painting will continue in 2015 for \$32,000**

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

Management Company: Kramer Triad Management Group, LLC 248.888.4700 www.kramertriad.com

- **Roads projected at \$90,000 and the primary driver of increased dues.**
- **Snow removal will increase by approximately \$2,200 due to deicer increase for a total of \$64,700.**
- **Reserves**
 - **\$10,000 per month based on reserve study for \$120,000 for 2015**
 - **End of 2015 the target reserve is \$660,000 and when considering projected 2015 expenses we will be \$15,000 short with a \$50 dues increase per co-owner, in lieu of a special assessment.**
- **Projected income with increase of \$50 per co-owner is \$828,000 and total expenses are \$833,000.**
- **See attached Inter-Condominium Associations Competitive Comparison.**
- **Motion – to approve the 2015 Budget as presented was seconded. There was no additional discussion. The motion was approved (4 in favor and 1 against) to adopt the 2015 Budget and increase the co-owner’s dues to \$50 per month.**
- **Aramian law suit settlement was discussed. November 12 a settlement was reached for \$29,000. We have not received any formal documentation related to this matter and when we do we will communicate the information to the co-owners.**
- **Meeting adjourned at 9PM.**

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Inter Condominium Associations' Roundtable - Market Competitiveness

	Blue Heron	Country Club Village	Links	St. Lawrence	Villas of N'ville Hills	Woodlands South
Date Built	1992	?	2000	1990	2002	2001
Monthly HOA Dues	\$395	\$380	\$325	\$339	\$375	\$325
2015 Dues Increase - Monthly	\$0	\$30	\$0	0	\$50	\$10
date of last increase	2012 / \$25	1/1/2015	TBD	2014 - \$40	1/1/2015	1/1/2015
Tageted Assessments - one time	2 @ \$6k	TBD	\$1,200	many	none	none
Total amount of assessment	\$1,788,000	TBD	\$159,600	\$3.6 Million	n/a	n/a
reason	Roofs & roads	TBD	concrete roads	rds,rfs,pnt,ldsp	n/a	n/a
date	past 2 years	TBD	past 3 years		n/a	n/a
Operating income	\$706,260	\$788,880	\$518,700	\$390,528	\$828,000	\$748,800
# Units	149	173	133	96	184	192
Avg Sold Price of Condo	\$373,000	\$325,000	\$336,021	\$320,322	\$426,800	\$394,975
Market Capitalization	\$55,577,000	\$56,225,000	\$44,690,793	\$30,750,912	\$78,531,200	\$75,835,200
Operating income as % of Mkt Cap	1.27%	1.40%	1.16%	1.27%	1.05%	0.99%
# units sold prior 12 months	11	TBD	14	9	15	4
sold range (\$000)	300 to 475	TBD	279 to 440	319 to 329	380 to 480	380 to 400
av sq ft	2214	2100	2249	2073	2680	2356
Amenities Included in Dues						
Lake / Pool	yes	yes	yes	no	yes	no
Water/Sewage	no	no	yes	no	yes	no
Trash	yes	yes	yes	yes	yes	no
Club House	no	yes	yes	no	yes	no
Tennis Courts	no	yes	no	no	yes	no
Memo: Monthly Dues if HOA Paid						
water & sewage (av \$35)	\$430	\$415	incl	\$374	incl	\$350
trash (av \$15)	incl	incl	incl	incl	incl	\$365
Pool, Clbhse & Tennis Cts (av \$5)	incl	incl	incl	\$379	incl	\$370
*Equivalent Monthly Dues	\$430	\$415	\$335	\$379	\$375	\$370

* Does not include special assessments above