

Villas at Northville Hills

December 9, 2014

Meeting Minutes

7:00pm – Meeting called to order; attendees: Nancy Chu-Meyers, John LaPenta, Gary McLand, John Theodore, Hugh Thomas, AJ Wagner, Gary Zaddach

November 24, 2014 Meeting Minutes were reviewed and approved

Rules & Bylaws Committee Presentation - John Theodore and Hugh Thomas

- Bylaws changes:
 - Garage Door Provisions
 - Board was conceptually in agreement with the proposed bylaw changes regarding garage door responsibility shifting to co-owners. However, Mark Makower will be requested to draft the changes and the letter to the co-owners for Board review/approval.
 - No motions made by Board on this provision
 - Leasing and Rental Provisions
 - 9 items were presented by Hugh Thomas – no motions made by Board on this provision
 - Board requested that the provisions be formatted in a table format showing current bylaw language (on left) and proposed bylaw language (on right) to facilitate future review
 - General guidance by the Board was to propose minimal changes to bylaw language and to not have redundant changes
 - Board Transparency Provisions
 - 7 items were presented by Hugh Thomas – no motions made by Board on this provision
 - Hugh Thomas stated that the 2015 Budget could not be passed without prior review of the co-owners. This item to be reviewed with Mark Makower, prior to 2015 Budget notification to co-owners.

Unfinished Business - Board Letter to Association to be drafted and mailed, after review with Mark Makower. See "VNH Dec 9, 2014 Mtg Mins Attachment" for Mark Makower response.

Next Board Meeting is scheduled for 7pm on January 19, 2015.

December 9, 2014 – attachment to meeting minutes

From: "Mark Makower" <mark@makowerabbate.com>
To: "Aj Wagner" <ajwagner3@comcast.net>
Cc: "gmcland mcland" <gmcland1@gmail.com>, "Nancy Chu-Meyers" <nancychumeyers@gmail.com>
Sent: Wednesday, December 10, 2014 6:33:29 PM
Subject: RE: Open Meetings and Approval of Budget

Confirming our telephone call of today, the Association is in no way a public body and is definitely NOT subject to the provisions of the Open Meetings Act. It is completely within the discretion of the Board of Directors as to which of its meetings or portions of its meetings are open to attendance by Association members and whether any such members will have the opportunity to speak or comment at any open meetings. Specifically there is no applicable requirement in the Condominium Documents for the Villas at Northville Hills for co-owners to approve or comment on a budget or an increase in the annual assessment necessitated by a budget. That authority is strictly given only to the Board of Directors pursuant to Article II, Section 2(a) of the Condominium Bylaws. Please let me know if you need anything further.

Mark F. Makower



30140 Orchard Lake Rd.
Farmington Hills, MI 48334
(248) 254-7601 (direct)
mark@makowerabbate.com

From: Aj Wagner [<mailto:ajwagner3@comcast.net>]
Sent: Wednesday, December 10, 2014 10:40 AM
To: Mark Makower
Cc: gmcland mcland; Nancy Chu-Meyers
Subject: Re: Phone call?

Hi Mark

No miscommunication we were just hoping to catch you before the day got busy for you. We will call you at your office number at 4:30 if that is ok.

We as a Board approved our 2015 Budget about two weeks ago along with a \$50 per month dues increase. We are getting ready to announce it and one of our co-owners (Hugh Thomas) tells us we can't approve a budget or an increase without an Open Board meeting where all co-owners are invited so they can ask questions. We don't agree but before we announce this, it is important enough that we thought it best to seek your counsel

We will call at 4:30

Aj

On Dec 10, 2014, at 9:18 AM, Mark Makower <mark@makowerabbate.com> wrote:

Gary and AJ

Retrieved a message this morning saying you were waiting on me for a call, however, I did not have any call on my calendar and did not know one was going to take place or even what the subject would be. I can be available later today at 4:30 as your message suggests, but need to know who it is and at what number I am supposed to call. Sorry about what was obviously a failure of communication.

Mark F. Makower

<image001.jpg>

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