

Villas of Northville Hills Board Meeting Minutes

February 16, 2015

Attendees at the meeting were Nancy Chu-Meyers, Gary Mcland, Gary Zaddach, John Lapenta, and AJ Wagner and John Theodore, representing the Rules and Bylaws Committee.

The meeting was called to order by the Gary McLand at 7:30 p.m.

Adoption of Agenda: Agenda accepted unanimously.

Approval of Prior Meeting Minutes: It was agreed that the minutes had been previously approved via email.

Officer/ Liaison Reports

The Treasurer's report was given by Nancy Chu-Meyers. Nancy reported that we had not yet received the January Financial statements per the Management Report from Kramer-Triad. Nancy also stated that this is typically a low expenditure, high income time of the year.

The Architectural Report was given by John Lapenta. John reported that The A&M committee had met and addressed the question of roof raking. The Committee decided not to do roof raking at this time. The issue of two outstanding Alteration/Modification requests for satellite dishes was discussed and approved for installation. John Theodore reported problem with downspouts and icing. He was instructed to re-file a WO with Kramer-Triad. It was decided to move snow removal from A&M back to Landscaping. It was also requested that the matrix regarding garage doors either be changed or removed from the Villas website till a final decision has been made regarding responsibility of garage doors.

The Landscape/Irrigation and Snow Removal Report was given by Gary Zaddach. Gary reported that he had spoken with Greenlawn regarding the height of the snow piles at the entrances. Greenlawn did come back and lower these piles at no extra charge to the Association.

The Welcome Committee Report was given by Gary McLand. Gary presented a request by Diane Calhoun(Chairperson) to hold a Coffee Reception on Saturday, May 2 from 9:30 to 11:00 a.m. The request was approved by the Board of Directors.

The Five Mile Safety Committee Report was given by Gary McLand. Gary stated that he had spoken with Representative Kurt Heise regarding the Five Mile Road concerns. Mr. Heise said that he would be talking with Wayne County representatives and have a response sometime in the spring.

Survey Committee – Board to read over draft of questionnaire and address at March meeting.

The Rules Committee Report was given by John Theodore(Chairperson). John reported that due to certain wording in sections of the Leasing and Rental Provisions, the Attorney stated that it would have

to be handled as a Bylaws change and have to be voted on by all Co-owners. It was requested that the Rules Committee reword these sections to clarify and simplify them, thus eliminating the need for a Bylaws change. Board requested that both the Leasing and Rental Provisions as well as the Garage Door responsibility changes be sent to Makower for final check of wording. The Board also requested that the Rules Committee address simplifying The Villas parking rules.

At this point the formal meeting was adjourned and the Board went into Executive Session to discuss confidential matters.