



## *Villas at Northville Hills*

### Board of Directors' Meeting Minutes Monday April 20, 2015

**Board Attendees: Nancy Chu-Meyers, Gary McLand, Gary Zaddach, John Lapenta and AJ Wagner.**

**Co-owner attendees: Jim Reinke, John Theodore and Hugh Thomas**

- **7:30 PM – meeting called to order by Gary McLand**
- **Agenda was unanimously adopted by the Board**
- **Secretary Report – the reading of the minutes was waived due to being approved by the Board by email.**
- **President's Report by Gary McLand**
  - **Gary announced that he will not be running for the Board in the May 18<sup>th</sup> election. Stated it has been an interesting experience working with two Boards. He has lived in the community since May 2005 and either chaired or participated in all committees. His goals were to improve the community, promote more Board transparency, create additional friendships amongst all and generate neighborhood fellowship and camaraderie.**
  - **We will have one more ad hoc Board meeting (date TBD) to prepare for the annual meeting which will be held on Monday, May 18 at 7:00PM at the Township.**
- **Treasurer's Report – Nancy Chu-Meyers**
  - **March 2015 financials presented. Since the water usage rates have increased more than projected we may have under budgeted for 2015. Nancy will follow-up on the percentage usage rate increase and report at the next meeting.**
- **Arch & Maintenance**
  - **Concrete, curbs and steps – Mid-West Pavement (Dave McIntyre) will begin work on contract that was approved Nov 10, 2014 this May.**
  - **Asphalt & routed crack tarring – A & M to get competitive bids to include Mid-West Pavement.**
  - **Asphalt sealer - and once the asphalt and crack filling is completed the A&M committee will get bids. Fall of 2014 the product the Board was impressed with was “liquid road with aggregate” by Seal Master.**
  - **Caulking – two companies are working of bids**
  - **Concrete raising – bids are requested.**
  - **Toll Issues – John Lapenta asked Gary McLand to continue to assist him (even though he is going off the Board) with the final resolution on: gutters, ridge vents, shingles and cementation siding.**

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- **Gutters repositioned with down spouts on dormer of unit 106 as a sample. Board agreed it was acceptable. Toll agreed to do 92 additional units and restore or replace shingles on the north side of dormers as needed.**
- **Ridge vents and shingles – A & M has requested a meeting with a professional engineering company to consult on the issues: ridge vents not installed properly as well as valleys. We received a bid from Detroit Roofing for a Condition survey with a flat price of \$20,300; A&M only mentioned it and there was no further discussion.**
- **Landscape**
  - **Utility Boxes landscape – since the cost will exceed the \$5000 limit for bidding it was agreed that Greenlawn will bid along with other companies as soon as the bid description is completed. Other companies mentioned were Infinitely Green, A.L. Alexander and Meadow Brook.**
  - **Snow removal contract specifications will be determined in a separate meeting at a later date.**
- **Irrigation – contract was reviewed and unanimously approved for 2015 so the termination coincides with the expiration of the other landscape contract in place with Greenlawn.**
- **Well – Jim Reinke said there are 4 or 5 options with getting the new well at south east corner of the community functional and will present them along with costs once the Well subcommittee has completed their study. Meanwhile:**
  - **Jim Reinke asked for the Irrigation chairperson (Bob White 734-453-1044) from the Links condo association to discuss irrigation and well issues with him.**
  - **Jim Reinke also asked Gary McLand to contact the co-owners (the Kiddles) adjacent to the wetland/pond area at the south corner of Sheldon and Broadmoor Blvd and seek their approval with extending the wetland area to the south so it can accommodate sufficient water for the well. There would be bubblers at the bottom of the pond to disperse and aerate the water to remove the iron in the water. The new well can run at 110 gal per min and if we tie the two well systems together we will be able to irrigate the entire community 24/7.**
- **Welcome – Newcomers Coffee will be held at the Clubhouse May 2, 9:30 to 11. Bob Dubois to put out the sandwich board signs at the entrances.**
- **Five Mile Safety – Road Study underway to determine if speed should be reduced and possibly a traffic light installed.**
- **Social – the committee is in the process of organizing a family pool party for June 19. There will be special events for children.**
- **Rules Committee**
  - **The Board agreed to garage door update that transfers the “garage door system” to the co-owners and elimination of developer notations to the bylaws. Mark Makower will review the language and make appropriate changes and provide the Board with a “Red Line” document. The final document will be presented at the annual meeting.**
  - **The Board agreed to the leasing language updates to the Rules except item #13 (Co-owner may lease only one unit) in the table which would require an amendment to the bylaws.**

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- **Additional issues the Rules committee will take on are:**
  - **Parking rules to be simplified**
  - **Satellite dishes rules is to be expanded to have the co-owner responsible for removing the dish when they move.**
  - **Walkup step area to be painted with appropriate concrete paint.**
- **New Business**
  - **Violation letters and fines**
    - **Board agreed to two fine waiver requests.**
    - **Board rejected use of graveled are under deck as patio.**
    - **Board rejected request for storing miscellaneous items under decks.**
    - **Linda Martin to follow up with the above co-owners by letter.**
  - **Board agreed to write off \$1,010 delinquency.**
  - **Chart reflecting landscape maintenance schedule to be posted in the clubhouse and on the Villas website once provided by the contractor.**
  - **Dead grass replacement**
    - **Co-owner dog issue. There appeared to be a minimum of 14 units, all units were not inspected, identified by Gary M and AJ that have dead grass due to pet urination. No decision or course of action was agreed upon.**
    - **It appears salt has killed the grass along many driveways and walkways. Landscape Chair will contact Greenlawn regarding this issue for grass replacement.**
  - **Co-owner complaint regarding significant quantity of dog feces from neighbor next to decks:**
    - **Follow-up letter to neighbor and email blast reminding co-owners to pick up after pets was mentioned, however, no decision or course of action was agreed upon.**
- **Meeting Adjourned to Executive Session at 10:30PM**

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