



Villas at Northville Hills

Board of Directors' Meeting Minutes Tuesday, May 26, 2015

Board Attendees: AJ Wagner, Bill Wehrle, John Lapenta, Nancy Chu Meyers, and Gary Zaddach.

The May 26th BOD meeting had two purposes--1) was for the Board to elect its new President, and 2) to ensure the Board captured all of the follow-up items from our annual HOA meeting. The meeting commenced at 7 pm in the Villas Clubhouse.

The first order of business was for the Board to elect its new President and its other Board positions. After discussion of alternatives, the Board unanimously elected Bill Wehrle as its new President. The other Directors retained the same positions they held during the 2014/15 year.

The next order of business was to identify all the suggestions and follow-up items from our annual HOA meeting on May 18, 2015. Once done, AJ Wagner then agreed to contact Linda Martin of Kramer Triad to ask her to do the following:

- 1) Send Bill an electronic copy of our 2014 Reserve Study
- 2) Inform her of our meeting with Garry Servinsky on June 2 to address any remaining open issues with Toll Brothers.
- 3) Inform her of our BOD meeting on June 16 and ask her to post it on our website
- 4) Publish an email announcing our new Board and Bill as President---Board elected Bill unanimously based on his 7 years of experience as a Former President of an HOA and his ability to bring fresh thinking and new ideas to our Board.
- 5) Discuss renewal for painting contract---bid requests were sent to three contractors with one reply thus far, the other two responses are expected in the next few days.
- 6) Inform her that Nancy Chu Meyers will send her the newsletter that we approved for publication.
- 7) Send Ms. Terri Klimek a copy of the Aramian letter she asked for at our Annual Meeting.
- 8) Inform her that John Theodore will take on the no parking sign project.
- 9) Before next years Annual Meeting, that we address a better microphone system for individuals to ask questions of the Board.

The meeting was adjourned at about 9:00 pm.

Respectfully submitted by AJ Wagner

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

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