

# VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION

## ANNUAL MEETING MINUTES

### May 18, 2015

#### **Call to Order**

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

#### **Quorum**

Quorum was achieved with 63 co-owners represented, 37 in person and 26 by proxy.

#### **Proof of Notice**

A copy of the 2015 Annual Meeting Notice that was mailed to all co-owners on April 17, 2015 and May 8, 2015 was presented as the "Proof of Notice" as required by the Condominium Documents.

#### **Board Members**

Gary McLand, President; AJ Wagner, Vice President; Gary Zaddach, Secretary, Nancy Chu-Meyers, Treasurer and John Lapenta, Director.

#### **Management Present**

Linda Martin, Community Association Manager and Deborah Laudermilch, Administrative Manager with Kramer-Triad Management Group.

#### **Minutes**

Minutes from the 2014 Annual Meeting were reviewed. Nancy Chu-Meyers motioned to approve the minutes as written, the motion was seconded by Bob Adamczyk and the motion carried.

#### **Election**

Two terms have expired. Donald Boggs, Bill Wehrle, and Gary Zaddach submitted their names, prior to the meeting for the election ballot. During the meeting the floor was opened up for additional nominations. No nominations were taken from the floor. Bob Adamczyk motioned to close the floor, Terri Kovacic (Klimek) second the motion and all attending agreed. Hugh Thomas and Diane Calhoun volunteered to count the ballots and the election was held. After the Ballots were collected and counted it was determined that Gary Zaddach and Bill Wehrle were each elected to serve on the Board for two years.

#### **President's Report – Gary McLand**

- The 2014 year in review was presented in a Power Point presentation, along with some of the 2015 upcoming projects.
- The Association Committees are making great contributions and he thanked everyone who was participating on these Committees.

#### **Treasurer – Nancy Chu-Meyers: 2014 Annual Audit Report and Financial Summary**

The Association has met its financial obligations for 2014 and should meet the financial obligations for 2015.

- A Market Competitiveness of Dues was presented showing how the Villas has been able to keep the dues low.
- The 2014 Operating Budget ran under budget.
- The Reserve Study Update was presented.
- Future expense plans to transfer garage door maintenance to Co-owners.
- Dues raised by \$50/mo., to primarily fund the on-going annual concrete and asphalt repairs & maintenance.

#### **Toll Brothers Punch List – John Lapenta**

- Gutter System not installed per architectural plans, this includes non-level gutters that are causing ice damming. – Toll agreed to correct.
- Insulation in the Vanderbilt models – Toll agreed to correct in the units reported.
- Foundation Cracks: Toll agreed to repair to the units reported within the 10-year foundation warranty period.
- Roof Repairs: are being considered on a case basis until Sept of 2015.

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**Architectural & Maintenance - Garry Servinsky**

- It is the goal of the Committee to continue to enhance the community.
- A reminder to submit Alteration/Modification requests for approval, prior to commencement of work.

**Five Mile Safety Action - Joellyn Conway**

- The Purpose of this committee is to slow the traffic at Beck and Sheldon Road.
- Accomplishments for this committee have included meetings with State Representative – Kurt Heise, Township Officials, Wayne County Road Commission, and a Traffic Study was completed.

**Hospitality & Social - Denise Servinsky**

- This committee has had three major events for the year and will continue with events such as Friday Poolside Parties (in season), a Holiday Party held in December (last year attendance was about 60), other Friday night parties, and of course an Annual Holiday Party.

**Irrigation System - John Stadnicar**

- Information regarding the well was presented. The well is 115 feet deep. Tested at 110 GPM, gallons per minute and contains iron, requiring treatment.

**Landscape & Grounds - Gary Zaddach**

The Goals are to maintain, support & improve the landscaping, work to improve the utility box landscaping and to improve the entrance landscaping with flowers.

**Rules and Security - John Theodore**

- Security - Two 2 additional cameras to be placed in the Clubhouse.
- By-law's revisions in process including, Garage Door Responsibility, Deleting references to Toll Brothers, Rules Amendments and Leasing provisions.

**Welcome Committee- Diane Calhoun**

- Accomplishments: Personal visits were made to 24 new residents who received an informational Letter, plant (gift) and Villas website access along with the Rules package.

**Open Forum**

Gary McLand opened the floor for Co-owner questions.

**Adjournment**

The meeting was adjourned at 9:50 pm.

Respectfully submitted by: Debbie Laudermilch, Kramer-Triad Management Group.