

Villas at Northville Hills

Board Meeting Minutes

June 16, 2015

Attendees: Nancy Chu-Meyers, John LaPenta, AJ Wagner, Bill Wehrle, Gary Zaddach, along with 9 other co-owners.

Call to order at 7:10p (note: emails stated 7:00p & website reflected 7:30p)

4/20/2015 and 5/26/2015 Meeting Minutes were approved.

Irrigation Committee's Well Proposal was presented by John Stadnicar and Jim Reinke. Option 3 was approved at \$78,300 with overrun up to 5% requiring Board Liaison approval, overrun greater than 5%, but less than 10% requiring Board Majority approval, overrun greater than 10% would need to be reviewed at next appropriate Board Meeting. *Note: Board to increase monthly reserve expense to match expected payback with amount and duration to be determined during 2016 Budget development.*

Financials Update:

- YTD Operating expenses and Reserves are better than Budget, primarily due to calendarization of monthly expenses.
- A preliminary estimate of the 2015 insurance premium is approximately \$61,500; an 11% increase over last year. This percentage increase is similar to the amount seen in 2014 compared to 2013. It appears that the Aramian Law suit did not significantly impact the 2015 insurance premium.

A&M Committee Update:

- Concrete repairs were reviewed and amended from last year's proposal to include additional items due to further concrete degradation over the winter months, resulting in a new proposal of \$75,216.45. The Board requested that the scope of work reflect a 4000psi fiber mesh concrete requirement throughout the proposal and it was approved. Board sentiment was to push vendor with sense of urgency to complete this work as soon as possible.
- 2016 Painting proposals had been submitted to K-T from Perkins and J&B Painting, still awaiting Certa-Pro's bid.
- Certa-Pro is still outstanding on the 2014 painting punch list items, which may exceed the 10% holdback. John Lapenta and the A&M committee will follow-up on punch list items with Certa-Pro and assess next steps.

Landscaping Update:

- Co-owner email link notified the community of upcoming shrub trimming, starting on 6/22. Spirea will not be trimmed until blooms die back and Arborvitae will not be trimmed until fall.
- Bids for Utility Box project were prepared by Nancy Chu-Meyers and Utility Box committee for review by Board, however Gary Zaddach requested a delay such that bids could be reviewed by Landscape Committee. Gary Zaddach would try to get a meeting scheduled the week of 6/22, along with verifying who was still on the Landscape committee, since it had not met since May 2014. Board sentiment was to push project & vendor with sense of urgency to complete this work as soon as possible.

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- A list of landscape items was developed from the June 2nd site walk conducted by Gary Zaddach and Brian Fraser (Greenlawn). Gary plans to cross reference this list with existing open work orders and submit additional work orders for landscape site walk items.
- Board reviewed 2 samples of Mulch. One sample was the brown-dyed mulch used in previous year with additional shredding (cost increase of \$3/yd. over last year) and the other sample was a triple shredded hard wood mulch (cost decrease of \$5/yd. over last year). The Board approved to use the triple shredded hard wood mulch in 2015.
- Hugh Thomas made a proposal from the floor that he would tag with red ribbon, evergreens that do not need to be mulched this year.
- Hugh Thomas brought up his concerns that the landscapers are making turns on their mowers too fast and tearing up the grass.

Rules Committee Update:

- Ready to update the association rules to reflect leasing updates previously reviewed.
- Ready to draft proposal letter to co-owners (with attorney) to change garage door responsibilities to the co-owners, which will require a 2/3 majority vote to approve the bylaws change. Note: garage doors are presently reflected in the reserve study at a cost of \$1,100 per unit to replace.
- Will be reviewing options for no parking signs. Board discussion led to preference towards attractive sign posts to match other community posts, in lieu of standard state specified sign posts. Board is willing to forgo the option of vehicle ticketing by police, since the more attractive sign posts and potentially the sign post spacing will not meet the State requirements that allow police to ticket vehicles.

Bill, as Villas' president, will continue to participate in the Northville Associations' meetings.

Board will schedule a follow-on executive session(s) to review documents, and assess the status and next steps on Toll Bros. punch list issues.

Meeting adjourned into Executive Session of the Board.