

Villas at Northville Hills

Board Meeting Minutes

July 27, 2015

Attendees: Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, Gary Zaddach, John Lapenta, along with 6 other co-owners.

Meeting called to order at 7:05 PM.

Financial Committee update

- Nancy Chu-Meyers reviewed the 2015 YTD financials. Spending and the Reserve funds continue to track favorable to budget.
- The co-owners delinquency report was reviewed after the regular meeting in an executive session.

Irrigation / Well Project Status

- Project was summarized by Jim Reinke, engineering study is underway.
- Co-owner Kevin Biddle (44407 Broadmoor Blvd) stated his concerns about the project, primarily a potential decrease in his property value due to proximity of the pond and well, and possible safety issues due to increased pond depth. Once the engineering design is complete, the Board agreed to share the design with Mr. Biddle prior to moving forward with any actual construction.

Architectural & Maintenance Committee update

- John Lapenta reviewed the status of the 3 bids for the 2015 painting contract. Pending satisfactory completion of the 2014 punch list items, the Board decided to accept CertaPro's bid for 2015. Kramer Triad will provide an updated punch list to CertaPro after determining which units have stuck doors and windows from the 2014 painting project.
- The concrete plan for 2015 is complete and work will commence in about 2 – 3 weeks. Cost will be approximately \$76K.
- John Lapenta reviewed his intentions to meet with Toll Brothers on the remaining agreed upon punch list items (gutters & downspouts, and Hardy siding).

Rules & Bylaws Committee update

- AJ Wagner reported that our new annual insurance premium will be \$60K, which represents a 20% increase over the previous year. Our current provider is still the most economical compared to other insurance carriers who quoted.
- AJ reported on the options for upgrading street signs (no parking, speed, etc.), and a vendor will be solicited to provide an estimate.
- AJ also reported that our current attorney (Mark MaKower) will be retiring in three years, and is proposing to turn over the Villas work to another attorney in the firm (Steve Guerra). The committee will review this, as well as other options, and make a recommendation. It should be noted that this review did occur subsequent to the meeting, and the Board accepted the recommendation to continue with the current firm (Steve Guerra) as our attorney.

Landscaping Committee update

- Gary Zaddach reported that the summer landscape trimming and mulching is now complete. The Board recognized Hugh Thomas for saving the co-owners several thousand dollars by “red tagging” numerous trees in the Villas that did not require additional mulching this year.
- The utility box landscaping project is now complete for 2015. 19 out of 32 boxes were completed this year, leaving 13 to be decided for the 2016 budget.
- The recent irrigation system failures were discussed, especially since the new utility box plantings required watering, and Greenlawn has been repairing zones the last few days. The primary problem was due to corrosion of buried wire connections.
- The committee informed co-owners Joyce Mollick and Daria Dozier that their proposed landscaping modification request had been received and is under review, and that a recommendation will be made to the Board within a few weeks.

Snow contract update

Nancy Chu-Meyers reported that the bidding requirements had been finalized and the request for bids will be issued shortly.

The meeting was adjourned at approximately 930 PM into Executive Session.