

Villas at Northville Hills

Board Meeting Minutes

September 1, 2015

Attendees: Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, Gary Zaddach

Co-owners in attendance: Hugh Thomas, Paul Aramian, Klo Phillippi, Joellyn Conway

Meeting called to order at 7pm

Minutes from the July 27th meeting were reviewed and some changes need to be made. The minutes would be sent back to BOD members via e-mail for approval.

Financial Report

Nancy Chu-Meyers indicated that she only had numbers from the July report and had just received the August numbers but did not have time prior to the Board meeting to review them. BOD decided to have an Executive Session on September 9 after Nancy has had time to review August's numbers. Nancy will provide a report indicating funds spent to date, committed but unpaid expenses and remaining balance.

5 Mile Committee update:

Committee spoke with Terry Marecki, one of the Wayne County commissioners, and made her aware of the concerns of 5 Mile Road. They indicated that the speed limit should be lowered to 45 mph and asked for a light at 5 Mile and Centennial. Northville Township had also indicated that they were in contact with Terry Marecki and Wayne County concerning 5 Mile Road. Township also indicated they were going to make 5 Mile north of Beck Road wider.

Committee also spoke with representatives of the Northville Hills housing subdivision that borders 5 Mile. They were concerned about the amount of traffic on 5 Mile and would also like to see a light at 5 Mile and Centennial.

There was a concern about safety on 5 Mile and the road not being adequately patrolled but the police have indicated that they do patrol 5 mile.

The BOD thanked the committee for their efforts and encouraged them to continue.

A&M Committee

Painting contract has not yet been awarded. Certa Pro has not made any effort to date to take care of the punch list from last year's painting. There was a suggestion to have the Villas' handyman do the punch list. After a discussion of this option it was decided to send Certa Pro a note indicating that they have until September 12th to complete the punch list. If the punch list is not completed by September 12th the contract will be awarded to one of the other bidders with a request that they complete the punch list.

2015 Concrete Work Summary – per the contract the concrete company is not responsible for irrigation damage or damage to the tar sealant on the streets. We are withholding final payment to contractor until these outstanding issues are resolved. There was a discussion on whether to use ice melt this Winter or sand. Need to ask the township if we are prohibited from using sand. Driveway caulking is still needed. Need to check with Linda Martin to see if Kramer-Triad has a vendor who would give us a quote.

Toll Brothers List – John Lapenta had a meeting with Toll Brothers. They are against moving the downspouts to the front on the end of 91-93 units but will do it if that's what we want. They will put a disclaimer in the agreement letter that makes the Association responsible for any future ice dams that may be created by changing the downspouts. Toll also indicated that the gutters should be cleaned at least once a year. The cost for this is \$5,350. Toll indicated they would pay for the first cleaning. There was also an issue with the CertainTeed board used on unit 44801 BCS. Toll indicated they would replace the board and any shingles related to this problem at no cost to the Villas. BOD approved the cleaning of the gutters and the moving of the downspouts on 91-93 units at no cost to the Villas.

The ice cables that are on numerous buildings in the Villas need to be checked before winter to determine if any need to be replaced. A letter needs to be sent to co-owners indicating those with ice cables must plug them in to the nearest outlet. If they do not plug the ice cables in they may be liable for any damages that occur.

Letter needs to be sent out to co-owners indicating if you are going to be gone for an extended period of time they need to provide Kramer-Triad with an emergency contact in case something happens and we need access to their unit.

Landscape Committee

Nancy Chu-Meyers is working up separate bid lists for trees and shrubs. All other activities are proceeding as scheduled. Waiting for pictures from Brian Fraser of the drainage piping installed behind 44505 Broadmoor Blvd.

Snow Contract

None of the bids are in yet from Kramer-Triad. AJ Wagner to ask Linda Martin about not using ice melt on sidewalks and driveways.

Irrigation

We are still waiting for the final drawing for the well project. We will meet with the co-owner who faces the pond when we receive final drawing.

Rules Committee

We received two bids on signs. There was a wide range of pricing for no parking and speed limit 25mph signs. Lowest bid for cheaper signs was \$7,000. The higher bid of \$13,000 included fluted poles. We are asking the Chair to go back to the bidder to try and get the cost down to \$9-10k for fluted poles. A suggestion was made to put the signs 200ft apart.

Documents on eliminating Toll Brothers from our by-laws and the master deed along with changes made to the rules regarding leasing have been reviewed by our legal counsel and any outstanding items have been resolved. Toll Brothers removal does not have to be voted on by co-owners.

Changes proposed in by-laws for garage doors and lawsuits would have to be approved by 75% of the co-owners. Changes in the by-laws for the garage doors will be sent out to co-owners in draft form for their review and comments. The committee chair will draft a letter to co-owners indicating what the proposed are to the rules. The BOD will review the letter before it is sent out.

Future Structure of Committees

BOD decided to restructure the Landscape Committee and the Architecture & Maintenance Committee. The committees will each be divided into two committees with new chairs to distribute the workload more evenly. We will seek additional participation from co-owners.

Meeting was adjourned at approximately 9:30pm.