

Villas at Northville Hills

Board Meeting Minutes

November 10, 2015

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

The meeting was called to order at 7:00 PM.

Architectural & Maintenance Committee update (John Lapenta)

- John reviewed the status of the 2015 painting program. CertaPro is mostly complete with the painting and now working on a punch list. Many back doors still need to be painted. Payment will be made, less a 10% hold back.
- The “swirling problem” with the recent concrete replacement has been acceptably remedied.
- A quote for asphalt patching is still outstanding. Nancy advised that she needs an approximate figure to transfer into the reserve account.
- The Toll Brothers punch list is now complete except for one Vanderbilt unit which is missing insulation above the garage (44592 BCN). Jason had previously agreed to remedy this.
- AJ will be meeting with Concrete Levelers on November 11 to discuss caulking all the driveways.
- There will be an Architectural and Maintenance Committee meeting on November 11, and approximately 8 – 9 members are expected to attend.

Financial Committee update (Nancy Chu-Meyers)

- Nancy reported that she had begun working on the 2016 budget, and a separate meeting the following week will be needed to discuss the proposed budget.
- An audit of the Villas financial statements will cost approximately \$1,800.
- The co-owners delinquency report was reviewed after the regular meeting in an executive session.

Landscaping - Grounds Maintenance Committee update (Gary Zaddach)

- Gary reported that the fall clean-up has begun this week.

Landscaping – Trees & Shrubs Committee update (Nancy Chu-Meyers)

- The 2015 tree replacement program has been completed. About 20 tree watering bags need to be removed, and Nancy will ask Kramer-Triad to enlist a handyman to remove and store.
- Greenlawn still has a small punch list of items to be completed for the 2015 shrub replacement program.

Irrigation / Well Project Status (Nancy Chu-Meyers)

- Nancy reported that Northville Township may be requiring some pine trees to be removed as part of the project. There will be a Township meeting on November 12.

Snow contract update (Nancy Chu-Meyers)

- The deicer program for the upcoming winter was discussed at length, particularly with respect to the newly poured concrete throughout the Villas. No deicer of any kind, including calcium chloride, can be applied to or around any of the new concrete as it will void the warranty.
- Gary Zaddach will coordinate finalizing the new agreement with Greenlawn for snow removal.

Rules & Bylaws Committee update

- AJ Wagner reported that the street signs project will be targeting a spring 2016 installation, and Nancy will put \$16K in reserve for this project.
- The next newsletter will include a reminder that the annual garage sale will now occur only once per year.

Miscellaneous

- The Board approved a 3-year pool maintenance contract for \$16,239. A \$300 winter protection fee (November – April) was also approved.
- The work order to remedy the drainage problem on the path near the Sheldon Road entrance will begin during the week of November 15.

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