



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

December 15, 2015

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, Gary Zaddach, and John Lapenta; and resident Hugh Thomas.

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

The minutes of the November 10th Board meeting were approved with one minor correction. Bill Wehrle will revise and send the final version to Linda Martin.

Hugh Thomas suggested to the Board that meeting dates for all Committees should be posted on the website.

Financial Committee update (Nancy Chu-Meyers)

- Nancy reported that she had updated the forecast with actuals through November.
- Currently \$63K in the bank account.
- Water & sewer bill expected after December 18, will be paid after 1st of the year.
- Discussion on Villas water bills with input from Hugh Thomas. Two buildings (6 and 15) have been using about double the volume of water than other buildings. Northville Township will be contacted to check those water meters before any additional actions are taken.
- The co-owners delinquency report was reviewed after the regular meeting in closed executive session.

Architectural & Maintenance Committee update (John Lapenta)

- John reviewed the status of the 2015 painting program. CertaPro is completely finished and performance is significantly improved compared to the 2014 program. There was one complaint of damaged screens. CertaPro paid 100%.



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- Toll Brothers punch list: the one remaining item, a Vanderbilt unit with missing insulation above the garage (44592 BCN), has still not been remedied as agreed to previously by Jason. John is following up. Our attorney should review the agreement before any signatures.
- AJ followed up with Concrete Levelers for caulking driveways, and received an estimate of \$425 per driveway, and a total of approximately \$85K. Decision made to review again in 2016.
- John reported that Matt Stahr will lead the “Roads and Sidewalks” committee, and Donald Boggs will lead the “Buildings” committee.
- John reported that the Sheldon Road path water problem has been repaired, and some asphalt repairs may be needed in the near future.
- John reported that the basement at 44562 BCN (Kugler) has been repaired.
- The basement at 44634 BCN (Leidal) is leaking at the bottom threshold, and John will request Matt (handyman) to investigate.
- The sewer line at 44701 BCN (Dozier) is still not draining properly, and John will follow up with Linda Martin.

Irrigation / Well Project Status (Nancy Chu-Meyers)

- Nancy mentioned there are potentially three trees that may be required to be removed by Northville Township. Otherwise, nothing new to report on this project.

Snow contract update (Gary Zaddach)

- The agreement has been finalized, and Bill Wehrle will sign and forward to Linda Martin.

Rules & Bylaws Committee update

- AJ reported that the street signs project will be \$16K with a spring 2016 installation.
- The “leasing provision” will be incorporated into the Villas “Rules and Guidelines”.
- Hugh Thomas edited the “Rules and Guidelines” and will provide the Board with a red line version.
- The garage door issue will be mentioned in our next newsletter in order to solicit comments. A 2/3 majority approval would be required.

The meeting was adjourned at approximately 8 PM into Executive Session.