

Villas at Northville Hills

Board Meeting Minutes

February 29, 2016

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

Residents Hugh Thomas, Paul Aramian, Klo Phillippi, John Theodore, Mary Moody, Charlene Ponder

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

The minutes of the December 15, 2015 Board meeting were approved.

5-Mile Committee update (Klo Phillippi)

- The proposed development of the former prison area at 5 Mile and Beck has resulted in a study of 5 Mile Road from Sheldon Rd to Ridge Rd. Committee is still hoping for a traffic light at 5 Mile and Centennial.
- The Township has entered into an agreement with Redico to create a mixed use development containing retail, housing and a hotel.
- Site plan approval due by June, 2016 with a closing scheduled by August, 2016

Rules Committee update (AJ & John Theodore)

- Parking is still an issue in the Villas. The Association is looking at bids for “ No Parking” signs and “Speed Limit” signs. The proposal is for 16 “ No Parking” signs and 6 “Speed Limit” signs to be placed on the same side of road as the fire hydrants. Current bid for this project is \$15,872. The committee will get one more quote before making a recommendation to the Board.
- Once the signs have been installed, the township police have indicated that they will ticket cars if the Association or a co-owner calls them.
- A suggestion was made to e-mail co-owners to remind them that parking is not allowed on the side of the street where fire hydrants are located.
- The committee is currently working on the guidelines and rules document to make the language consistent and eliminate redundancy. Hugh Thomas suggested that we just put a red line on paragraphs that have changed.

- If we change the garage door policy it will need to go to a vote of the co-owners. This should be presented at the next Annual Meeting. Information about the change should be put in the next newsletter with a request for co-owner input.

Walk-outs and use of furniture under the deck

Background: There is one building in the Villas that has a true walkout from the basement to the area under the deck.

Topic discussed: Whether the co-owners in that building can put patio furniture under their deck.

Initially two co-owners in that building were asked to remove their patio furniture from this area. They attended the BOD meeting and we had a discussion about patio furniture being placed in this area.

The result of the discussion was that the BOD advised the co-owners that they should go to the township and indicate what they want to do under their deck area. This could be leaving the current stones that are under the deck or getting permission from the township to put brick pavers or patio blocks in this area. Once co-owner's obtain approval from the township for what they are proposing they would need to do an alteration/modification request and submit it to Kramer-Triad. The BOD would then consider their request and may approve with restrictions.

Unit water usage in Villas

Water usage by units in the Villas was brought up at the previous BOD meeting. Hugh Thomas prepared an analysis of water usage by building number, meter address and 2015 water consumption. This analysis indicated that 9 units were using substantially more water than other units in the Villas. The suggestion was that we send a letter to these co-owners (example was provided by Hugh Thomas).

BOD decided that Bill Wehrle would draft a targeted letter for units that are using large amounts of water.

There was mention of instances in last two or three years where our management company did not pay our water bills on time. A review of the situation indicated that the management took care of these issues with no penalty to the association.

Financial Update (Nancy)

There was minimal information available at this time. A more detailed update will be presented at the next BOD meeting.

Maintenance update – Buildings

- Work on the Vanderbilt unit on Toll's punch is scheduled to be completed by Wednesday, March 9th.
- Toll settlement agreement – BOD discussed when we should sign the agreement. Nancy Chu-Meyers indicated she would like Toll to complete the outstanding work on the Vanderbilt before we sign off. After discussing this issue all of the BOD members signed the agreement except for Nancy Chu-Meyers. Nancy indicated that once the Vanderbilt work has been completed then she will sign the agreement.
- The deck enhancement for 44522 Broadmoor Boulevard was approved by BOD.
- Repairs to the Villas pool by Pristine Pools in the amount of \$9,230 were approved by BOD. BOD also approved replacement of safety equipment totaling \$358.49.

Maintenance update – Roads & Sidewalks

There was a discussion about the snow removal performance. It was noted there are areas where the grass has been torn up. This is not unusual when you have a warm Winter where the ground has not completely frozen. Greenlawn will repair all snow damage in the Spring. There were some complaints from co-owners about the sidewalks not being cleared. Again this occurred because of the heavy snow and blowing winds which delayed the cleaning of the sidewalks. The heavy snow also takes a toll on the personnel and equipment of snow contractor.

Irrigation/Well Project status (Nancy)

- No information at this time. Nancy will send an e-mail to BOD with an update and ask Chair to attend the next BOD meeting.

Potential dates for the 2016 Annual Meeting

- Bill Wehrle will look at May and suggest some dates to the Board.

The meeting was adjourned at 9:15pm into Executive Session