

VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION

ANNUAL MEETING MINUTES

May 24, 2016

Call to Order

The meeting was called to order by Bill Wehrle at 7:35 p.m.

Quorum

Quorum was achieved with 49 co-owners represented, 33 in person and 16 by proxy.

Proof of Notice

A copy of the 2016 Annual Meeting Notice that was mailed to all co-owners on April 22, 2016 and May 12, 2016 was presented as the "Proof of Notice" as required by the Condominium Documents.

Board Members

Bill Wehrle, President; AJ Wagner, Vice President; Gary Zaddach, Secretary, Nancy Chu-Meyers, Treasurer and John Lapenta, Director.

Management Present

Linda Martin, Community Association Manager and Reva Kramer, Administrative Assistant with Kramer-Triad Management Group.

Minutes

Minutes from the 2015 Annual Meeting were reviewed. AJ Wagner motioned to approve the minutes as written, the motion was seconded by Nancy Chu-Meyers and the motion carried.

Election

Three terms have expired. AJ Wagner, Nancy Chu-Meyers and John Lapenta submitted their names, prior to the meeting for the election ballot. During the meeting the floor was opened up for additional nominations. No nominations were taken from the floor. Bill Wehrle motioned to close the floor, Nancy Chu-Meyers second the motion and all attending agreed. Tillman Dozier motioned to vote in candidates by acclamation, the motion was seconded by Robert Bloom and the motion carried.

President's Report – Bill Wehrle

- The 2015 year in review was presented in a Power Point presentation, along with some of the 2016 upcoming projects.
- The Association Committees are making great contributions and he thanked everyone who was participating on these Committees.

Treasurer – Nancy Chu-Meyers: 2015 Annual Audit Report and Financial Summary

The Association has met its financial obligations for 2015 and should meet the financial obligations for 2016.

- The water increases have the association now at fixed prices regardless of the meter.
- Water usage analysis was done to find a couple units that did have higher reading and those are being addressed.
- Hopes to get all irrigation to well water to help with these cost of higher water bills.

Further Water Update – Hugh Thomas

- Water rate just increased 6% last week.
- Met with the heads of the Public Service Department, the Township Manager, Township Supervisor and the Township Board.
 - Presented comparative water costs showing Industries who use more water are paying better rates

Rules Committee – John Theodore / Hugh Thomas

- Street signs project is on its way and should be completed in July.

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- Matt Bledsoe will be painting mailbox posts soon.
- Security cameras are up and operational. Contact Kramer-Triad if you have any concerns.
- The annual garage sales will be the 3rd Saturday of September.
- The Board discussed the idea of requiring co-owner to paint the walkout basement wall, to see response. Most responded favorably.
- Changes in the rules allow for 1 flower pot on the deck.
- To repair the front railing the co-owner would still need approval.
- The decks can only be stained with semi-transparent stains.
- The basement window can be replaced with the block windows but must be put in by a professional.

Irrigation System – Well Update- John Stadnicar

- Excavating a pond with a fountain and aeration system.
- Should be up and running mid to late July.
- The overall payback is within two (2) years.

Landscaping – Tree & Shrubs Update – Nancy Chu-Meyers

The Goals are to maintain, support & improve the landscaping, work to improve the utility box landscaping and to improve the entrance landscaping with flowers.

- Serene Surrounding's was contracted.
- Most plants installed May 21 and co-owner's orders have been delivered.

Five Mile Safety Action – Klo Phillippi

- The Purpose of this committee is to slow the traffic at Beck and Sheldon Road.
- Accomplishments for this committee have included meetings with State Representatives, Township Officials and Wayne County Road Commission.

Open Forum

Bill Wehrle opened the floor for Co-owner questions.

Adjournment

The meeting was adjourned at 9:23 pm.

Respectfully submitted by: Reva Kramer, Kramer-Triad Management Group.