



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

June 21, 2016

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and Bonnie Jones, and resident Paul Aramian.

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

Approval of April 11, 2016 Board meeting minutes

Nancy will provide the minutes of the April 11, 2016 Board meeting at a later date.

Election of Officers for 2016 – 2017

- Bill Wehrle will remain as President, AJ Wagner as Vice-President, and Nancy Chu-Meyers as Treasurer. Bonnie Jones agreed to serve as Secretary.
- Decided to postpone a decision on which Director (AJ, Nancy, John, or Bonnie) will assume the 1-year term remaining for Gary Zaddach's position until the spring of 2017, prior to the next annual meeting.

Finance update

- The Board reviewed the current financial documents provided by Linda Martin.
- Nancy noted that she is expecting an approximate 7% increase in water rates.
- The Board reviewed the co-owners delinquency report in closed executive session after the regular meeting.

Irrigation & Well project update

- Nancy reported that the pond will be filled with water about June 24, and the system started up in early July.
- The Board decided that it would be appropriate to post signage stating that the pond is not to be used for any swimming or recreational use.

Architectural & Maintenance Committee update (John Lapenta)

- John reported that he had sent a note to Jason at Toll Brothers regarding sign-off on the final agreement and is awaiting a response.
- An RQ is being sent to Certa Pro for the 2016 painting program. John will advise on the number of buildings to be painted this year based on when the remaining units were built. We typically paint 8 – 10 buildings per year as the average "paint life" is expected to be about 8 – 9 years.
- Matt Bledsoe is currently working on painting the mailbox bases and is looking for a semi-gloss paint to match the finish on the newly installed "no parking" signs. It was

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decided to use a gloss finish if he is unable to find a suitable paint with a semi-gloss finish.

- The Committee is meeting on June 28 to review the 2016 concrete program. An engineering study is being obtained and about 30 core samples are being done by the G-2 Consulting Group at a cost of \$5,675. Matt Stahr is coordinating this effort.
- The Committee is expecting less concrete replacement in 2016, and more concrete lifting and leveling.

Landscape Committee update

- Nancy and Bonnie met to review past committee work for a hand-off to Bonnie as the new Chairperson.
- Current priorities are completing the well project, bids for 2016, warranty replacement work, grading, and a walk-around to access needs for the 2016 replacement program.
- Bonnie will get bids to replace an overgrown willow tree near the pool that could cause damage to the pool. Removal is expected to be in the winter months.
- Bonnie will contact Linda Martin regarding miscellaneous pool items (trash removal, birds in the gazebo, and weeds around the pool area).

Rules Committee update

- AJ reported that the annual insurance renewal is due on August 1st, and he is awaiting a quote on the renewal rate.

5 Mile Safety Committee update

Paul Aramian reported that there was nothing new to report until the traffic study at Beck Road is completed in about two months.

The meeting was adjourned at approximately 8:30 PM into Executive Session.