



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

August 11, 2016

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, and John Lapenta (Bonnie Jones was on vacation and absent). Residents Hugh Thomas, John Stadnicar, and Jyati Thakore also attended for portions of the meeting.

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

Approval of June 21, 2016 Board meeting minutes

Bill Wehrle wrote the minutes, and they were approved as written.

Irrigation & Well project update (John Stadnicar)

- The new well system was placed in service at the end of June.
- John Stadnicar reported that the physical installation of the well project is now deemed complete, and recommended that the contractor be paid at 100%.
- Due to initial high iron content, the watering zones have been reduced to 7 minutes each, twice per day. The run time will be increased to 10 minutes per zone within a few days.
- There is still an electrical issue that is being worked by DTE Energy.
- A new software upgrade to the Tucor system was discussed, and the cost would be approximately \$5K with an annual fee of \$135. A decision on upgrading the system was tabled for the time being.

Water update (Hugh Thomas)

- Hugh explained that Northville Township charges a flat water and sewer fee, which makes it more expensive for residential versus commercial customers.
- Hugh attended a recent meeting with the Township and presented a proposal based on consumption which would be more equitable for residential customers. The Township is considering this recommendation.

Resident request for a kiln installation

- Resident Jyati Thakore had previously requested approval for installing a kiln in her basement, and discussed this proposed installation with the Board. Jyati explained that she is an artist and making ceramic pottery has been a hobby of hers for 30 years, and that she has safely operated a small kiln at previous residences.
- Jyati presented drawings for the proposed kiln installation in her basement, as well as satisfactory documentation from the Northville Township Inspection department.
- The Board conditionally approved her kiln installation pending additional drawings and information from the kiln's manufacturer. Jyati agreed to provide the information promptly.

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Finance update (Nancy Chu-Meyers)

- Nancy reviewed the current financial status, and explained that the projected funds available would allow approximately \$20K to be spent for the 2016 tree and shrub replacement programs.
- The Board reviewed the co-owners delinquency report in closed executive session after the regular meeting.

Architectural & Maintenance Committee update (John Lapenta)

- John reported that he had spoken with Jason at Toll Brothers regarding sign-off on the final agreement, and Jason agreed to follow up.
- John reviewed the 2016 painting program, and the scope will be 10 buildings (37 units). The Board accepted John's recommendation to award the bid to CertaPro again this year.
- The painting project for all mailbox bases has been completed by Matt Bledsoe.
- John reported the bid package has been sent out for the 2016 concrete replacement program.
- Matt Stahr is coordinating bids for testing of the roads, and received bids from G2 (\$3,550) and Intertek (\$15,285). Matt's recommendation to use G2 was approved by the Board.

Landscape Committee update (Nancy Chu-Meyers)

- Nancy reported that bid packages for landscaping, grass cutting, and snow removal have been sent out, and are due back to Kramer-Triad by the end of August.

Rules Committee update (AJ Wagner)

- AJ reported that 2 additional "no parking" signs will be installed after reviewing the placement of the previously installed signs.
- New signs are being ordered to replace the faded "Mayflower Towing" signs at the entrances.
- John Theodore is in the process of obtaining a quote from Matt Bledsoe for the cost to homeowners to paint walk-ups.

Miscellaneous

- Bill will follow up with Ray Kugler to confirm that he will again coordinate the Villas annual garage sale in September.
- The Board agreed to fund a nominal welcome gift of approximately \$5 for new Villas residents. Tillman Dozier is the new Chair of the Welcome Committee.

The meeting was adjourned at 9:15 PM into Executive Session.