



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

September 29, 2016

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, and John Lapenta. Residents John Theodore, Margie Dozier, and Tillman Dozier also attended for portions of the meeting.

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

Approval of August 11, 2016 Board meeting minutes

Bill Wehrle wrote and submitted the minutes which were approved as written.

Parking on lawns issue

Residents Tillman and Margie Dozier raised the issue of one resident with a vehicle repeatedly parked with the wheels off the driveway and onto the lawn, and Bill Wehrle explained that this matter had just recently been addressed with the homeowner by Kramer-Triad.

Rules Committee update (AJ Wagner and John Theodore)

- The issue of illegally parked vehicles, as well as belligerent residents and/or their guests refusing to move their vehicles, was discussed at length. Implementing significantly increased fines for such offenses was also considered, and AJ Wagner agreed to discuss this matter with the Association attorney.
- John Theodore reported that Matt Bledsoe had quoted \$848 for the cost to homeowners to paint walk-ups. A spirited discussion followed, especially with respect to whether homeowners or the Association should be responsible for such maintenance. AJ agreed to discuss this matter with our attorney and present the attorney's recommendations at the next Board meeting.

Maintenance Committee Update (John Lapenta)

- John Lapenta reported that the final sign-off by Toll Brothers is still pending, and that he will once again follow up with Jason.
- The 2016 painting program is currently in progress with completion expected within the next 2 weeks.
- The 2016 concrete replacement program is also in progress with completion expected within the next 2 weeks.
- Havener's quote of \$13.8K was approved for the 2016 concrete lifting program.
- Matt Stahr and the Committee just received G2's report for the concrete study, are currently reviewing the results, and will report at the next Board meeting.
- The Board approved a minor downspout modification submitted by the Blooms at their expense (44604 BCN).

Management by: Kramer Triad Management Group, LLC
40000 Grand River, Suite 100 • Novi, MI 48375

248.888.4700 800.301.0121 Fax 248.888.4721 www.kramertriad.com





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Finance update (Nancy Chu-Meyers)

- Nancy reviewed the current financial status, and also explained her preliminary budget for 2017. Discussion ensued regarding the need to increase dues for 2017, and a decision will be made at the next Board meeting when more 2016 financial data is available, especially the recommendations from the G2 report.
- The Board approved Serene for the 2016 tree replacement program. Nancy reported that Serene had already completed some warranty replacements on trees and shrubs.
- Due to the timing and unexpected resignation of a Board member who had been coordinating landscaping, there will be no shrub replacement program in 2016.
- Nancy reported that the Committee was reviewing bids received for grass cutting, shrub maintenance, irrigation, and snow removal. A decision on snow removal is #1 priority, and will be decided at the next Board meeting.

Miscellaneous

- Tillman Dozier was appointed as a Board member to succeed Bonnie Jones. Tillman will fill the remainder of this 1-year term on the Board.
- Bill will follow up with Linda Martin for 2016 holiday lighting.
- The Board approved a quote for carpet cleaning in the clubhouse.

The meeting was adjourned at approximately 9:30 PM.