



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

November 8, 2016

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and Tillman Dozier. Residents John Stadnicar, Stew Mansfield, Barbara Mansfield, Nancy Gray, Will Hayes, and Chris Crysler attended for portions of the meeting.

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

Approval of meeting minutes

- Bill Wehrle wrote and submitted the minutes of the September 29th Board meeting, and the minutes were approved as written.
- The May 2016 Annual Meeting minutes written by Kramer-Triad were also approved as written.

Maintenance Committee Update (John Lapenta)

- John Lapenta reported that the final sign-off by Toll Brothers is still pending, and that he has received no response from Jason. John will once again follow up.
- The 2016 painting program is now 100% complete, and Donald Boggs performed a walkthrough to confirm the work.
- The 2016 concrete replacement program is also 100% complete, except for one step at 44659 BCN. Midwest has been paid, less the 10% holdback.
- Havener's concrete lifting work is 100% complete.
- Mr. Sponge quoted \$1,890 for another leaking basement, and this was approved by the Board.
- G2's concrete study has been reviewed. The primary recommendation is to re-shave about 2 ½ inches and repave, and this would be good for about 10 years. The Committee is considering doing this work in three phases, and "Phase 1" would involve Sheldon Road to the Broadmoor Boulevard stop sign. The total rough estimate is \$180K, spread over three years.

Irrigation Committee

- John Stadnicar reported that the Committee is recommending that no further bids should be solicited, and that Greenlawn is the recommendation contractor for the 2017 season.

Landscaping Committee (Nancy Chu-Meyers)

- Members of the Committee presented their recommendations for all of the 2017 contracts, and much discussion ensued.
- After reviewing the recommendations, the Board made the following decisions: Serene was awarded the grass cutting, grass and shrub fertilization, and shrub trimming contracts.

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Arbor Tree was awarded the tree fertilization contract, and Greenlawn will continue with snow removal.

- Chris Crysler volunteered to Chair the Landscaping Committee, and was accepted by the Board.

Finance update (Nancy Chu-Meyers)

- Nancy reviewed the current financial status, and thoroughly explained her rationale for the proposed 2017 budget.
- The Board accepted the recommended budget, and a dues increase of \$25 per month was approved. Effective January 1, quarterly dues will be increased from \$1,125 to \$1,200.
- The Board approved the financial audit proposal.

Rules Committee update (AJ Wagner)

- AJ reviewed the legal opinion received regarding the maintenance of walk-ups, which was deemed to be the responsibility of the Association and not individual Co-Owners.

Miscellaneous

- John Lapenta reviewed a door wall replacement issue at 44818 BCS, and the Board agreed to pay the portion of the repairs that were part of the Association's responsibility,

The meeting was adjourned at approximately 10 PM.