



*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

**Board Meeting Minutes**

**January 23, 2017**

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and Tillman Dozier. Residents John Theodore and John Stadnicar attended for a portion 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 November 8, 2016 Board meeting, and the minutes were approved as written.

Finance update (Nancy Chu-Meyers)

- Nancy reported that the 2016 year-end financials were not yet available.
- Financial audit will be scheduled as soon as year-end financials are available.

Rules Committee update (AJ Wagner)

- AJ reviewed the current fine structure: \$75 for the 1<sup>st</sup> offense, \$100 for the 2<sup>nd</sup>, and \$150 for the 3<sup>rd</sup>.
- A \$200 “instant” fine was proposed for belligerent behavior (i.e., blatantly refusing a directive from a Board member to remove a car from a lawn, etc.). John Theodore will review with our attorney, and the Board will make a decision at the next meeting.
- The current collection policy was discussed, and Nancy will send out the proposed new procedure via email for the Board to vote on.

Maintenance Committee Update (John Lapenta)

- John Lapenta reported that the final sign-off by Toll Brothers is still pending, and that he is still awaiting a response from Jason. John will once again follow up.
- John reported that there had been a minor dryer vent fire recently in one of the condos near him. Bill agreed to draft a “reminder letter” asking residents to consider getting their vents cleaned routinely, as well as replace smoke detectors. Nancy pointed out that smoke detectors have a 7 to 10-year useful life, which is the timeframe when many of the Villas units were built.
- After reviewing the recent road study, the committee received a proposal from Midwest Paving for a phased approach to milling and laying down new asphalt. They are considering doing this work in phases over three years, with the first phase including Broadmoor Boulevard from Sheldon Road to the stop sign where it becomes Broadmoor Circle North. Nancy will the Villas financials to determine whether this can be funded out of the reserves account, or whether a special assessment will be required.
- Bill will follow up with Linda Martin on the recent electrical work at the Sheldon entrance.

Irrigation Committee

- John Lapenta will sign the irrigation agreement with Greenlawn for the 2017 season.

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Landscaping Committee (Bill Wehrle)

- Chris Crysler is getting a bid for the willow tree removal near the clubhouse. This will be removed at an appropriate time during the winter months.
- It was decided that the “Landscape Supervisor” should provide an activity log on a monthly basis for duties performed.
- The final “fall clean-up” was never performed due to the lateness of leaves dropping, but the Association was not billed.

Miscellaneous

- The Board approved resurfacing of the swimming pool for \$10K, as well as the “early buy” for pool chemicals at a discounted price.
- Bill will send out proposals for the Annual Meeting in May.

The meeting was adjourned into Executive Session at 8:05 pm.