



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

March 28, 2017

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and Tillman Dozier. Residents John Theodore, Chris Crysler, and Laura Dyas 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 January 23, 2017 Board meeting, and the minutes were approved as written.

Social Committee update (Laura Dyas)

- Laura presented a proposal for numerous social events throughout the coming year, and the Board thanked her for stepping up and leading this Committee.
- Laura will prepare an “email blast” to be sent out to all Co-owners announcing the events.
- \$400 has been budgeted for 2017 spending for the Social Committee.

Landscaping Committee (Chris Crysler)

- Chris reported that the mulch estimate was \$25K (500 yards at \$50 per yard). The mulching in 2015 was 560 yards. Double-shredded hardwood mulch will be used instead of triple-shredded. The Board approved the proposal with a 50% upfront payment.
- The Board approved the \$7,800 Arbor Tree proposal, as well as a 50% upfront payment in order to receive a 10% discount.
- Chris reported that 2 trees were lost during the recent storms, and some additional trees that were partially blown over will be re-seated.
- Chris reported that the committee is questioning the need for the Landscape Supervisor position, as committee members have stepped up and provided a great deal of help this far. The need for this position will be evaluated as the season progresses.
- The green tree bags have been removed, but unsure whether they were stored or not. Chris will contact Jason at Serene.
- AJ reported that Will Hayes had volunteered to lead the sub-committee that will review the landscaping proposal for the 5 Mile & Sheldon Roads project.

Rules Committee update (John Theodore)

- John reviewed the current fine structure for rules infractions: \$75 for the 1st offense, \$100 for the 2nd, \$150 for the 3rd, and also reviewed the proposed \$200 “instant” fine for “belligerent behavior” (e.g., blatantly refusing a directive from a Board member to remove a car from a lawn, etc.). The Board approved adding the \$200 “belligerent behavior fine” to the fine structure.

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





Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Finance update (Nancy Chu-Meyers)

- Nancy noted that Kramer Triad had sent the recent financials to the Board for review, and there were no additional comments or questions.

Maintenance Committee Update (John Lapenta)

- John detailed the 2017 plans for road resurfacing. Phase 1 will be done, which includes the Sheldon Road entrance west to the stop sign. The Board approved Midwest's proposal for \$105K, as well as a possible \$2K - \$3K additional which could be required for crack reduction membrane (will be determined after grinding is completed). 6 catch basin collars will also be repaired, bringing the total cost of Phase 1 to approximately \$110K. Timing will be end of May or June.
- John reported that Toll's attorney sent a few minor changes back, and Jason will provide clean copies for signature.
- John reported that he will contact Linda Martin to initiate bids for this final year of the painting program. Once painting is completed this summer, he is hoping that no additional painting will be required for at least 8 years.

Miscellaneous

- The Annual Meeting date has been scheduled for May 11th at the Township's Community Room.
- Since Bill and AJ are committed to business events, John Lapenta will represent the Villas, along with our attorney Ben Henry, at the Township Trustee's meeting on April 20th. The Trustees will vote on the PUD amendment for the 5 Mile and Sheldon Roads "Senior Living project".

The meeting was adjourned into Executive Session at 8:45 PM.