

VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION

ANNUAL MEETING MINUTES

May 11, 2017

Call to Order

The meeting was called to order by Bill Wehrle at 7:33 p.m.

Quorum

Quorum was achieved with 60 co-owners represented, 36 in person and 24 by proxy.

Proof of Notice

A copy of the 2017 Annual Meeting Notice that was mailed to all co-owners on April 11, 2017 and April 28, 2017 was presented as the "Proof of Notice" as required by the Condominium Documents.

Board Members

Bill Wehrle, President; AJ Wagner, Vice President; Tillman Dozier, Secretary, Nancy Chu-Meyers, Treasurer and John Lapenta, Director.

Management Present

Linda Martin, Community Association Manager and Cala Elswick, Administrative Assistant with Kramer-Triad Management Group.

Minutes

Minutes from the 2016 Annual Meeting were reviewed. Gary McLand motioned to approve the minutes as written, the motion was seconded by Susan Fusco and the motion carried.

Election

Two terms have expired. Bill Wehrle and John Theodore submitted their names, prior to the meeting for the election ballot. During the meeting the floor was opened up for additional nominations. No nominations were taken from the floor. John Lapenta motioned to close the floor, Nancy Chu-Meyers second the motion and all attending agreed. Cherie Lessig motioned to vote in candidates by acclamation, the motion was seconded by Gary McLand and the motion carried.

5 Mile & Sheldon Project – Bill Wehrle

- The 5 Mile & Sheldon Project update was presented in a Power Point presentation.
- Attorneys are currently working on the final PUD agreement with a site plan submission goal date in June. Construction to begin in fall 2017 and open for business in 2018.

Treasurer – Nancy Chu-Meyers

The Association has met its financial obligations for 2016.

- Expected income for 2017 to increase in comparison to 2016 due to increasing monthly dues from \$375 to \$400, offset by one time Comcast payment made in 2016 of \$11,960.
- Budgeted funds from reserves for a planned concrete/asphalt project expected to begin in 2017.

Rules Committee – John Theodore

- Sign project has been completed. This project included 18 no parking signs and 6 speed signs.
- The committee has completed a revised fine schedule which would implement harsher fines for severe infractions not fixed within a reasonable time frame.
 - Revised fine schedule has been submitted to the Board of Directors for review.
- Garage sale rules have been clarified and will be updated online soon.

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Landscaping Committee – Chris Crysler

- Entrance/Clubhouse/Co-owners Flower Orders
 - Plant selection was recommended by the ad hoc committee.
 - Serene Landscaping will be performing the installation.
 - The flowers are scheduled to be delivered in May.
- Tree and Shrub Replacements
 - Due to the large number of work orders submitted with regard to landscaping, a Priority Replacement Matrix will be used moving forward.
 - Priority Replacement Matrix will prioritize the need for replacement of trees and shrubs based on the condition of the plants and their location.
- Landscape/Snow Removal Contracts
 - Greenlawn was retained for snow removal services.
 - Serene Landscaping was awarded the landscape contract.
- Tree maintenance program being handled by Arbor Tree.
- Alcove watering and debris pick up by co-owners would assist in keeping up the appearance of the community.
- Willow tree to the northwest of the clubhouse to be taken down this year.
- Damages from the wind storm included 2 snapped trees, 6 arborvitaes and 2 trees uprooted and leaning.
- Street cleaning to commence soon.

Grounds and Building Maintenance- John Lapenta

- Painting Program
 - The remaining 10 buildings will be painted this year which will complete the 5 year painting project.
 - Upon completion, the entire complex will have been repainted.
- Cement and Asphalt Program
 - Engineering study was done last year. The findings of the study led to a recommendation to grind off the top of the roads and put a top coat on.
 - There will be 3 phases to this project to be completed over the course of 2017, 2018, and 2019.
 - Any additional cement work requested will be evaluated and the primary focus will be safety hazards to limit spending due to the high cost of the project.

Social Committee – Laura Dvas

- Five groups were created by the committee. Those five groups are as follows:
 - Walking Group
 - Book Lovers
 - Social Butterflies
 - Casserole Club
 - Learn a New Craft
- Monthly activities will also be held throughout the year to encourage co-owners to come out and socialize with one another.

Open Forum

Bill Wehrle opened the floor for Co-owner questions.

Adjournment

Bill Wehrle motioned to adjourn the meeting, the motion was seconded by Tillman Dozier. Motion carried. The meeting was adjourned at 9:00 pm.

Respectfully submitted by: Cala Elswick, Kramer-Triad Management Group.