



*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

**Board Meeting Minutes**

**June 5, 2017**

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and John Theodore. Residents Chris Crysler and John Stadnicar attended for a portion of the meeting.

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

Villas Officers for 2017 – 2018

- Bill Wehrle will remain as President, AJ Wagner as Vice-President, and Nancy Chu-Meyers as Treasurer. New Board member John Theodore will be the new Secretary.

Approval of meeting minutes

- Bill Wehrle wrote and submitted the minutes of the March 28, 2017 Board meeting, and the minutes were approved as written.
- The May 11, 2017 Annual Meeting minutes were reviewed, and Nancy will submit a revision for the financial section of the minutes.

Finance update (Nancy Chu-Meyers)

- Nancy noted that our legal expenses were about \$5K higher than planned due to the expenses incurred for the Five and Sheldon project.
- Nancy reviewed the funds available in the reserve account, particularly due to the large expenditure in 2017 for Phase 1 of the roads and concrete project.
- Nancy also suggested that we should consider updating the reserve study later in 2017 or 2018.

Irrigation Committee update (John Stadnicar)

- John reported that the system is now running and irrigating the newly planted flowers at both entrances twice per day, 10 minutes each time.
- All other zones are set for 20 minutes, once per day, between 8 am and 6 pm.
- There have been issues with flow monitoring out of the tank, and the sensor has been changed.
- Some zones that were not working properly were found to have bad solenoids.
- The new Tucor software allows the gallons per zone to be measured and recorded.
- Greenlawn will be running the system in test mode within a few days, and each of the approximate 200 zones will run for 3 minutes.
- John is making a new CAD map for the zones and will get it posted on the Villas website.

Landscaping Committee (Chris Crysler)

- The willow tree near the pool has finally been removed, and Arbor Tree has planted 3 replacement trees in that area.

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](http://www.kramertriad.com)





*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

- Will Hayes led a sub-team to review the Five and Sheldon Landscape plan, and agreement has been reached on the design. Bill Wehrle will confirm this in writing with the developers.
- Chris will arrange for an estimate from Serene for repairing driveway ruts with sod at a few locations.

Maintenance Committee Update (John Lapenta)

- John reported that the 2017 painting program is estimated to begin during the week of July 4<sup>th</sup>, and the final cost is expected to be \$38K – \$39K.
- Matt Stahr is checking all of the curbs for the concrete project, and the roads paving work will likely begin in late June or early July.
- The final Toll Agreement has finally been executed by both sides, and the reimbursement check from Toll for the gutter cleaning has been received. The Board thanked John Lapenta for his persistence in bringing this to a successful conclusion.

Rules Committee update (John Theodore)

- John provided the final copy of the Board resolution for the revised fine schedule, and Bill Wehrle signed it such that it can be filed.
- The maintenance of walk-ups issue was discussed. John reported that he had checked this out with Makower, and their opinion is that it should be the responsibility of the Association. There are about 25 such units in the Villas, and an estimate of \$850 to paint each walk-up was received from Matt Bledsoe. John Lapenta will contact Midwest for an opinion and estimate.

Miscellaneous

- The tennis courts maintenance was discussed. Bill Wehrle will ask Linda Martin to obtain quotes for new nets as well as quotes for resurfacing the courts.

The meeting was adjourned at 845 pm into Executive Session.