



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

August 29, 2017

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and John Theodore. Landscape Committee Chair Chris Crysler also attended to provide an update on landscaping.

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

Approval of meeting minutes

- Bill Wehrle wrote and submitted the minutes of the June 5, 2017 Board meeting, and the minutes were approved as written.

Landscape Committee (Chris Crysler)

- Chris presented and discussed the landscaping plans for redesigning the Sheldon and 5 Mile entrances. Costs are about \$10K per entrance. The Board approved doing the Sheldon Road entrance in the fall, and will consider the 5 Mile entrance in the spring.
- Chris also discussed the proposed “junipers removal project”. This is being considered due to the trellis rust issue that greatly affects pear trees in the Villas. The Committee is currently expecting pricing such that a recommendation may be made to the Board.
- The issue of the Association funding a portion of resident change requests for landscaping was discussed at length. In order to preserve warranty rights, it was decided that the Association landscape contractor must be used for any project that the Association provides funds for. John Theodore (Rules Committee) will draft a policy statement on this decision.
- The Arbor Tree pruning proposal was discussed. A decision will be made at a later date once the landscaping spend versus budget can be more accurately projected in the fall.

Finance update (Nancy Chu-Meyers)

- Nancy reviewed the 2017 forecast based on July YTD figures, and will send electronic copies of the forecast out to the Board members.
- The issue of water usage was discussed, as costs in some buildings are running significantly higher than others.
- Nancy also reviewed the 2017 “Phase 1” concrete and asphalt project costs. John Lapenta estimates that the cost could be double for “Phase 2” as the area is significantly larger.

Rules Committee update (John Theodore)

- John reported that he is drafting a memo on a “windows and doors replacement policy”. Three types of doors will be covered: entry doors, door walls with sliders, and “other doors”.
- John reported that he and AJ will be performing a walkthrough to determine the scope and next steps for maintenance of walk-ups.

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Maintenance Committee Update (John Lapenta)

- John reported that the painting project has been completed for 2017, as well as the concrete & asphalt "Phase 1" project.

Irrigation Committee update

- John Lapenta will follow up with John Stadnicar on the status of publishing the irrigation CAD maps on the Villas website.

Miscellaneous

- The four bids for resurfacing the tennis courts were reviewed, and Goddard Coatings was selected at a cost of \$13.3K. Linda will inform Goddard and get it scheduled for the spring.
- Holiday lighting was discussed, and Serene will also be submitting a bid.

The meeting was adjourned at 9:25 pm into Executive Session.