



Villas at Northville Hills
CONDOMINIUM ASSOCIATION

Board Meeting Minutes

November 15, 2017

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and John Theodore. Residents Chris Crysler, Stew Mansfield, Barbara Mansfield, and Jim Reinke also attended.

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

Approval of meeting minutes

- Bill Wehrle wrote and submitted the minutes of the August 29, 2017 Board meeting, and the minutes were approved as written.

Landscape Committee (Chris Crysler)

- Chris presented a summary of the bids received for lawn maintenance and shrub trimming for 2018 – 2020, and the Committee recommended selecting Serene for a 3-year contract based on their performance in 2017, as well as their proposed pricing. The Board approved a 3-year agreement with Serene.
- The Committee recommended Arbor Tree for a 1-year agreement for tree trimming, and the Board approved.
- The Committee recommended Serene for a 3-year agreement for lawn and shrub fertilization, and the Board approved.
- Nancy will use these contractual figures for any final revisions to the 2018 budget,

Finance update (Nancy Chu-Meyers)

- Nancy reviewed the 2018 budget for the Board, and it was accepted by the Board.
- Based on the 2018 budget, the Board voted to keep dues at \$1,200 per quarter for 2018.
- Nancy will draft the budget notification letter to the Co-owners, and will mention that an approximate \$1,000 special assessment may be required in the summer of 2018 for the next phase of the roads project.
- The tennis courts resurfacing for 2018 will be \$13,300 and 70% of this cost will be borne by the Northville Hills HOA. The Villas share is 30%.

Miscellaneous

- Resident Jim Reinke asked the Board to check into a few items that are not up to date on the website (Financials, Board meeting minutes). Jim also asked the Board to check into a Township drawing depicting 3 drive-through establishments for the 5-Mile & Sheldon project.
- Jim also mentioned that approximately 5 million gallons of water were used from the wells in 2017 for irrigation, and this obviously resulted in substantial savings for the Villas Co-owners.
- The Board also discussed the need for a replacement webmaster. Bill Wehrle will check with the Ravines HOA, and Linda Martin will explore other options.

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





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- Nancy mentioned that she had made the necessary corrections to the May Annual Meeting minutes and will forward to Linda Martin.
- The Board decided not to accept a street sweeping proposal for \$475.

The meeting was adjourned at approximately 830 pm into Executive Session.