



*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

**Board Meeting Minutes**

**January 23, 2018**

Attendees: Board members Bill Wehrle, AJ Wagner, Nancy Chu-Meyers, John Lapenta, and John Theodore.

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

Approval of meeting minutes

- Bill Wehrle wrote and submitted the minutes of the November 15, 2017 Board meeting, and the minutes were approved as written.

Finance update (Nancy Chu-Meyers)

- Nancy reviewed the 2017 financials and reported that we were favorable to budget by about \$10K.
- The Board reviewed and approved the 2-year proposal from Tom McMillin (Michigan Community) to perform an audit and financial review for 2017 and 2018.
- In order to make an informed decision on finances for the next phase of the “roads upgrade project, the Board decided to request an updated Reserve Study be performed by the spring. Linda will contact the same firm that last performed the study a few years ago. John Lapenta will also contact Dave of Midwest to get updated pricing for the remaining work to be performed.

Rules Committee (AJ & John)

- Some residents have inquired about the current construction for the 5 & Sheldon project, and in particular the plans for landscaping. AJ suggested posting the current plans for the project in the clubhouse, and will follow up on this.
- John Theodore discussed the issue of outdoor light replacements by a Co-owner, as the current fixture has been discontinued by the manufacturer. John researched the issue and recommended a replacement fixture in the “English bronze” color. John will forward this new spec sheet to Linda for posting on the website, and will inform the Co-owner who inquired.

Maintenance Committee (John Lapenta)

- John mentioned a recent garage door issue whereby Overhead Door recommended a complete door replacement, but Tarnow was able to repair the door at a significantly reduced price. The Board agreed to begin using Tarnow door as the preferred supplier for garage door issues.
- John Theodore reported that 5 catch basins need to be repaired, and John Lapenta will follow up on this issue.

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

Landscape Committee (Bill Wehrle)

- There were no new issues to be discussed at this meeting.

Miscellaneous

- The \$2,526 estimate for the pool pump replacement was approved.
- The early pre-buy for pool chemicals by January 31<sup>st</sup>, for a 15% to 20% savings, was approved.
- The \$1,000 annual quote for website services was approved.

The meeting was adjourned at 8:15 pm into Executive Session.