



*Villas at Northville Hills*  
CONDOMINIUM ASSOCIATION

**Board Meeting Minutes**

**March 21, 2018**

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

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

Approval of meeting minutes

- Bill Wehrle wrote and submitted the minutes of the January 23, 2018 Board meeting, and the minutes were approved as written.

Finance update (Nancy Chu-Meyers)

- Nancy reviewed the CPA's recommendation for an "allowance for doubtful accounts" and recommended that Linda make the adjustment. The Board approved making this adjustment.
- Nancy discussed the options for an updated reserve study with Michigan and Associates versus another company's proposal, which would be a "ground up" study, including Excel spreadsheets for future modeling, at a cost of \$3200. The Board decided to continue with the existing provider for the updated study at a cost of \$1400.

Maintenance Committee (John Lapenta)

- John mentioned that Matt Stahr is unable to coordinate the "roads project" this year, but John is personally working with Midwest to obtain a quote for phase 2 work for the summer of 2018. He also noted that asphalt pricing has unfortunately increased by about 8% recently.

Rules Committee (AJ Wagner)

- AJ and the Board reviewed the "doors policy" document provided by John Theodore, and much discussion ensued concerning the "hinged other doors" and whether the Association should be responsible for replacements of these door types. In the absence of John Theodore, the Board decided to table this matter to the next meeting. AJ will also ask John whether Makower has weighed in on this subject.
- John Theodore had previously drafted a "Landscaping Replacement Policy" and the Board decided to table this until the Landscaping Committee reviewed the proposed policy and offered their comments.
- John Theodore's recommended replacement porch and driveway light selection was discussed, and AJ will follow up with John to ensure this has been posted to the Villas website.

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Landscape Committee (Bill Wehrle)

- Bill reported that Chris Crysler and his committee are working on obtaining quotes for replacement landscaping in select areas where junipers were removed last fall.

Miscellaneous

- May 1<sup>st</sup> was selected as the date for the Villas Annual meeting, and the need to recruit candidates was discussed due to 4 open Board positions this year.

The meeting was adjourned at 8:30 pm into Executive Session.