

VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION

ANNUAL MEETING MINUTES

May 1, 2018

Call to Order

The meeting was called to order by Bill Wehrle at 7:00 p.m.

Quorum

Quorum was achieved with 63 co-owners represented; 46 in person and 18 by proxy.

Proof of Notice

A copy of the 2018 Annual Meeting Notice that was mailed to all Co-owners on April 2, 2018 and April 18, 2018 was presented as the "Proof of Notice" as required by the Condominium Documents.

Board Members

Bill Wehrle, President; AJ Wagner, Vice President; John Theodore, Secretary, Nancy Chu-Meyers, Treasurer and John Lapenta, Director.

Management Present

Linda Martin, Community Director, and Reva Kramer, Assistant Manager with Kramer-Triad Management Group.

Minutes

Minutes from the 2017 Annual Meeting were reviewed. Nancy Chu-Meyers motioned to approve the minutes as written, the motion was seconded by Paula Sinkel and the motion carried.

Election

Three terms have expired, and Bill Wehrle has resigned. Nancy Chu-Meyers, Chris Crysler, Will Hayes and John Lapenta submitted their names, prior to the meeting, for the election ballot. During the meeting the floor was opened up for additional nominations. No nominations were taken from the floor. Thomas Connelly made a motion to close the floor, the motion was seconded and carried. Bill Wehrle made a motion to vote in the candidates by acclamation, the motion was seconded and carried.

5 Mile & Sheldon Project – Bill Wehrle

- The 5 Mile & Sheldon Project update was presented in a Power Point presentation.
- Stonecrest is still planning for an October opening of the Senior Living facility.
- Plans are still the same for the 3-story assisted living facility and the 2-story memory care facility.
 - Some Co-owners point out this is taller than what was agreed.
 - The Board agreed to look into this.

Cement and Asphalt Program

- Phase 1 was complete in the summer of 2017.
- Phase 2 – 2018:
 - This work is from the stop sign at the 1st intersection on Broadmoor Blvd to the stop sign at Broadmoor Circle South, and from the stop sign at the 1st intersection on Broadmoor Blvd to mid-way down Broadmoor Circle North Blvd.
 - Replacing approximately 500 feet of curbing where needed.
 - Re-work and repair 15 Catch Basin Collars.
 - Not all cracks will be covered, only the worst ones
 - This Phase 2 project is anticipated to be done in the 1st half of June, weather permitting.
 - Cost is \$175K, plus up to \$4K for crack reduction membrane, and \$5K provision.
- There are no plans to resurface Phase 3 at this time.

Treasurer – Nancy Chu-Meyers

The Association has met its financial obligations for 2017.

- The well payback was missed in December 2017.

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- This will be transferred from the operating account to the reserve account by May 4th.
- Reserve target would fall to 73% if no additional assessment is applied.
- The 2018 additional assessment is expected to be \$1000.00 per unit.
 - This is the first time an additional assessment has been levied.
 - The HOA dues will remain competitive with neighboring condo developments.

Landscaping Committee – Chris Crysler

- Entrance/Clubhouse/Co-owners Flower Orders
 - Plant selection was recommended by the ad hoc committee.
 - The flowers are scheduled to be delivered by May 21st.
- Tree and Shrub Replacements
 - The Board wants to remind the Community that trees or shrubs cannot be removed or planted without an Alteration Modification Request.
 - The Board would also like to ask the Community not to cut or prune the limbs around the sidewalks.
 - There is Trellis Rust on the Pear trees
 - Priority Replacement Matrix will prioritize the need for replacement of trees and shrubs based on the condition of the plants and their location.
- Juniper Removal Project because of fungus.
 - Began the removal of the Juniper and Broadmoor bushes in the Fall of 2017.
 - Fall 2018 the project will continue.
 - Spring 2018 some areas will get new plants to fill in were the junipers were removed.
- Tree maintenance program being handled by Arbor Tree.
- Alcove watering and debris pick up by Co-owners would assist in keeping up the appearance of the Community.

Irrigation Committee – Jim Reinke

- Two wells supply the water.
- The system is computer controlled.
 - A new computer system was installed last year.
 - It is a cloud based system.
- The water is running in ten minutes cycles.
- There is some algae in the pond in the summer and the Board is trying to find a solution.

Rules Committee – John Theodore

- Basement Walkout Maintenance Schedule
 - Association covers this according to the Documents.
 - Some Co-owners think this Bylaw needs to be talked about. Maybe it needs to be changed.

Social Committee – Laura Dvas

- Laura Dvas is stepping down from the Committee.
- There was not more time for Committee information or an update.

Open Forum

AJ Wagner was recognized for his years of service, and everyone said goodbye to Bill Wehrle.

Adjournment

Chris Crysler motioned to adjourn the meeting, the motion was seconded by John Lapenta and the Motion carried. The meeting was adjourned at 9:10 pm.

Respectfully submitted by: Reva Kramer, Kramer-Triad Management Group.