

Board Meeting Minutes

June 18, 2018

Attendees: Board Members John Lapenta, Will Hayes, Chris Crysler and John Theodore. Nancy Chu-Myers not in attendance.

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

Approval of Co-Owner Annual Meeting minutes

- Minutes approved with a minor correction made relating to comments made concerning monthly association dues.

Alteration/Modification Request for Composite Deck

- Upon discussion amongst the board members and co-owners Gary and Julie Wilson, the board approved the Wilson's modification request of their deck using Trek Transend Tiki Torch decking and Tree House railing. The Trek combination will become a new option. John Theodore agreed to update request to include additional railing requirements.
- John Theodore will update composite decking requirements in the Guidelines/Rules document.

Maintenance Update

- John Lapenta provided an update of the road re-surfacing project and indicated we have a cul-de-sacs with an improper pitch for drainage and our paving contractor has been asked to advise on a solution. John Lapenta will contact the contractor for a schedule update and recommendations for cul-de-sac. A walkthrough was done by the maintenance committee to review cement issues and a list was prepared for areas requiring concrete leveling. John will be scheduling of work after the road re-surface is completed.

Rules Committee Update

- John Theodore discussed updating the current associations pool rules to comply with the State of Michigan regulations. John indicated the pool rule sign posted at the rear of the clubhouse as well as the pool rules within our Guidelines/Rules document do not comply with the state regulations. John will prepare a draft and breakdown the rules between safety/health and association use of pool rules to allow for separate signs to be posted at the pool that will correlate with our guidelines/rules document.

Landscaping Update

- Chris Crysler discussed receiving quotes from Serene and Green Leaves for the shrub replacements. Both quotes are being reviewed with Serene's noted as being considerably less.
- Drainage issues are being looked at near Will's unit and an area backing along 5 Mile Road.

- Serene was notified we were not pleased with their response time in receiving quotes and getting special projects completed. Jason discussed issue with company management and they will be providing additional resources to the Villas.

Irrigation Update

- After general discussion, irrigation system is generally working well. Some questions remain as to if additional walkthroughs should be conducted by Greenlawn to insure heads and valves are operating properly.
- It was decided Will Hayes will take over as Board Liaison for the Irrigation Committee.
- John Lapenta will ask Jim Reinke to check on cost to purchase fish for the pond to help control the frog population.
- John Theodore will draft a response letter to Pierre LeFaix regarding pond actions taken and our initial thoughts on removing the willow trees.

Miscellaneous

- It was agreed John Lapenta will assume the one-year board member term.
- John Lapenta will ask Linda to send out email to co-owner regarding their son and friend racing their SUV's in the Villa's
- John Lapenta will ask Linda to draft an email to all co-owners regarding complying with various rules such as parking in fire lane, putting out and taking in trash on a timely basis, not over loading trash containers, leaving garage doors open.

Meeting adjourned at 9:00 pm and there was no Executive Session.