

Villas of Northville Hills Homeowners Association Board of Directors Meeting

July 19, 2018

Present: William Hayes, Chris Crysler, John Theodore, Nancy Chu-Meyers, John Lapenta

Guests: Larry Leo (Co-Owner)

Approval of Meeting Minutes from July 19: Meeting minutes were approved from the Annual Meeting.

Discussion: Larry Leo came to discuss the deck he began adding on to without a modification request or Township permits. BOD members Chris Crysler, John Theodore and Will Hayes paid a prior visit to Mr. Leo to discuss this modification. Mr. Leo was advised to submit a modification and a plan at the meeting. He submitted a rough drawing. He was told he needs to get a permit and Mod Request along with a plan for plants that were removed w/o permission.

Other Business: John Theodore brought up the issue of a Co-Owner that was seeking a Mod Request to have a high efficiency furnace vent from the front (street side) of his unit. John Theodore indicate that there are other units that are currently venting from the front apparently, w/o approval. The BOD will need to make a decision on this as Co-Owners are beginning to replace HVAC units w/ high efficacy units. We discussed requiring the pipes to be painted and the Co-Owner to place landscaping to hide the vents. No firm decision reached.

John Lapenta agreed to have Linda from KT send a letter to Pierre L regarding the willows at the irrigation pond being removed as they are placing the foundation of the unit in jeopardy and also shading the pond causing the excessive algae growth. The cost is \$2,300 to remove the three trees. Removal would be in the winter months.

John Theodore, upon approval of the BOD, indicated that he would update the Villas Rules to include the newly approved Trex Transcend Tiki Torch decking and Tree House railing system.

One Co-Owner had a late fee assessed. She advised of extenuating circumstances and the BOD recognized that she has never been late before. The BOD agreed to waive the late fee.

Treasurers Report: Nancy Chu-Meyers discussed the Villas five-year plan in detail with the BOD. Based on the discussion, the BOD agreed to a one-time special assessment in the amount of \$1,100.00 to ensure that we maintain adequate

reserves and that we can complete the road resurfacing project without going into the reserves.

Maintenance Update: John Lapenta indicated Midwest will begin the road resurfacing project. The BOD was asked to consider replacing a large stretch of curbing on a cul-de-sac on BCS to correct a grading issue in addition to what had previously been proposed. The BOD approved the recommendation. Co-Owners will be advised when the crew will begin work and vehicles will need to be removed from the drives.

Landscaping Update: Chris Crysler advised the re-planting phase of the juniper replacement project will commence in the fall because we are concerned that warmer weather will adversely impact the plantings.

The BOD approved up to 10% of the budgeted shrub replacement for unanticipated discretionary replacements.

Irrigation Updates: Will Hayes indicated that we are continuing to address irrigation concerns about dry/wet areas in the complex.

Will is working with the Irrigation Committee to address these concerns.

Next Meeting: The next BOD Meeting has not yet been set due to the summer holidays and vacation season.

The meeting was adjourned at approximately 9:30 pm.