

Villas of Northville Hills Homeowners Association Board of Directors Meeting

March 26, 2019

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

Guests: None

Meeting Called to Order: 7:04 PM

Approval of Meeting Minutes from December Meeting: Meeting minutes were not available for approval so they could not be approved.

Treasurers Report:

Bank Accounts: Nancy Chu-Meyers stated that we needed to rebalance some accounts that were over \$250,000.00. Previous discussions on this issue were not reflected in previous meeting minutes. The unanimous decision of the BOD was to authorize the Treasurer the authority to select the bank(s) and financial vehicles for the reserve account. Should a non-partner bank be selected both the Treasurer and President would be required to have signature authority over the account. The BOD decided that the yields for the partner banks provided by Associa appeared low. The Treasurer will conduct an analysis several other banks before deciding which to select. The BOD may choose to split the funds and allow some to remain in the partner banks, which Associa could access to conduct business on behalf of the Villas.

Clubhouse Rentals: Nancy Chu-Meyers indicated that any checks for the deposit of the rental of the clubhouse would now be cashed, rather than having the deposit check returned to the individual upon satisfactory inspection of the facility after their event.

John Theodore asked about the insurance required on item #12 of the rental agreement. The BOD felt this was an unreasonable request that would make the use of the clubhouse for an event out of the reach of most residents. This change to the policy was NOT approved by the BOD pending clarification with Linda Martin by John Theodore.

After-Hours Emergency Calls: The BOD decided that a mass email to all residents indicating that the after-hours call number should only be used when there is an immediate concern for safety or the protection of property as these calls cost the Association. Further Chris Crysler suggested that this information also be added to the Villas web page which is where most resident would go to get that contact number. John Lapenta will address these two suggestions to Linda Martin.

Maintenance Update:

Roads: No updates to report

Other Cement Work: No updates to report

Driveway Lifting: There are several pads that will need to be lifted and leveled this year. John Lapenta reported that this will come out of budgeted funds.

Other: John Theodore expressed a comment about roadway crack filling to be conducted on the stretch of roadway on the west side of the Villas that is original to maintain it. This will be done as part of regular maintenance per John Lapenta.

Rules:

As previously mentioned, John Theodore will discuss the clubhouse rental policy with Linda Martin.

Landscape:

Chris Crysler reviewed 15 pages of outstanding work orders, most of which appear to be closed and were not removed from the list. Chris has reduced this list for the landscaping items and recommends that other committee chairs also review and provide updates to this log to Linda Martin at Kramer Triad.

An email with landscaping updates was distributed to the BOD and Landscaping committees by Chris Crysler.

There was a proposal submitted for road sweeping (\$585). The BOD decided that after the clean-up conducted by Serene this week, that it was not recommended to sweep at this time. The BOD granted approval for the funds to sweep the streets at a future time decided by the Landscape Chair.

The BOD decided to mulch the common areas again this year. There was debate as to double or triple cut mulch. Chris will obtain bids for both and will present it to the BOD for approval. The 2019 Landscape Budget has a line item for complex wide mulching in the amount of \$32,000.

Chris will physically review the Open Bid Issues identified on page two of the BOD Meeting package and submit findings to Kramer Triad for updating.

Chris further stated that limited juniper replacement would continue this year within the established budget and in accordance with the replacement priority matrix. Any planting removed will be immediately replaced with an appropriate planting rather than waiting which caused significant angst.

Irrigation:

No update to report.

The watering amounts will be reviewed and adjusted as need this season to try and reach an acceptable balance.

Miscellaneous:

Next meeting date April 23 at 7:00 PM

John Lapenta will check with Linda Martin to see if we can hold our annual meeting in June.

Chris commented that there are two matters that we are monitoring at this time. The first is where a co-owner refused the fall plantings to replace removed junipers, the co-owners were sent a letter advising that they had until June 1, 2019 to complete the plantings and that the HOA would pay \$150 toward plantings, any additional costs would be borne by the co-owner once a modification request is sent to the Landscape Committee and if subsequently approved by the BOD.

The second matter is where there were Arborvitae removed from the back of a unit absent an approved modification request. The co-owner was instructed in writing last summer that a landscaping modification request and new plantings were required. We are closely monitoring his compliance or lack thereof with this request.

John Lapenta received a concern over the bright white, not soft white LED bulbs some residents are using in their garage, porch and deck lights. John will write something up for BOD review and approval on this issue.

John Lapenta presented a modification request for a garage floor replacement at the co-owners expense. The BOD unanimously approved the mater. There needs to be language indicating the co-owner is responsible if the cement truck damages the driveway.

John Lapenta will speak with a co-owner regarding a work order that was paid for by the association to assess a water stain in the bedroom closet. The co-owner submitted the work order and then apparently refused that service because of the number of personal items that had to be removed in the closet in order to repair the drywall. The BOD is concerned there may be concealed damage that is not being addressed by the co-owner's refusal to have the damage repaired.

The meeting was adjourned at 8:36 PM