

# Villas of Northville Hills Homeowners Association Board of Directors Meeting

April 23, 2019

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

Guests: Jane Meredith

**Meeting Called to Order:** 7:03 PM

**Approval of Meeting Minutes from March Meeting:** Meeting minutes from March were approved.

**Guest Report:** Co-owner Meredith expressed a concern over the value of units in the Villas. She inquired if the BOD was or could do anything to find out why values were dropping. The BOD does not wish to take this on and Co-owner Meredith also declined to do so. Consensus from the BOD is that there are many factors that dictate the sale price of units in the Villas including, location, road noise, maintenance/updates of units, comparable sales prices, taxes, interest rates, etc. Many of these items are out of the BOD's control.

**Treasurers Report:**

Bank Accounts: Nancy Chu-Meyers proposed that new and ongoing reserve deposits should be put into partner bank accounts as proposed and in the amounts indicated on Attachment A of these meeting minutes. After discussion a motion was made by Nancy Chu-Meyers and seconded by Will Hayes. The motion was adopted unanimously.

The Accounting Protocols were discussed at length and Attachment B of these meeting minutes reflect the changes directed by the BOD. A motion was made by Nancy Chu-Meyers and seconded by Will Hayes. The motion was adopted unanimously.

Tax Returns were received by Treasurer Nancy Chu-Meyers and will be signed and return the Associa for filing.

**Rules:**

John Theodore previously questioned the insurance required on the draft rental agreement. After consultation with an independent insurance agent, a modification requiring that the Co-owner wishing to rent the clubhouse would have to demonstrate that they had insurance in the amounts required in the Association's By-Laws. John Theodore proposed new language for the Clubhouse Rules and Regulations, which can be found in Attachment C of these meeting minutes.

A motion was made by Nancy Chu-Meyers and seconded by Chris Crysler. The motion was adopted unanimously.

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. John Lapenta will discuss modifications to the language proposed by Linda Martin of Kramer Triad. Once the language is modified, this information should be added to the Villas web page which is where most resident would go to get that contact number. This will require assistance from Linda Martin.

**Maintenance Update:**

A Co-owner received a charge back of \$132 to them for a service call after submitting a work order and then refusing to allow the work to be completed.

**Landscape:**

Chris Crysler complemented the mulching work that has been completed as well as Green Lawn's efforts in repairing winter damage to the complex.

Chris will continue to closely monitor Serene's landscaping work and contract as there has been some concern that some items have not been to the satisfaction of the BOD and Co-owners this past season.

**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:**

The BOD unanimously approved the pre-order of pool supplies from Pristine Pools to save the Association funds.

The BOD will continue to monitor the number of delinquencies to determine if there is a specific reason for the delinquencies.

Next meeting date May 21 at 7:00 PM at the clubhouse.

The HOA Annual meeting will be held on June 12 at 7:00 PM at the Northville Township Hall.

The meeting was adjourned at 9:26 PM