

VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION

ANNUAL MEETING MINUTES

June 12, 2019

Call to Order

The meeting was called to order by John Lapenta at 7:30 p.m.

Quorum

Quorum was achieved with 56 Co-owners represented; 38 in person and 18 by proxy.

Proof of Notice

A copy of the 2019 Annual Meeting Notice that was mailed to all Co-owners on May 15th, 2019 and June 3rd, 2019 was presented as the “Proof of Notice” as required by the Condominium Documents.

Board Members Present

John Lapenta, President; John Theodore, Secretary; Nancy Chu-Meyers, Treasurer; William Hayes, Director

Management Present

Linda Martin, Senior Community Director, and Ryan Wolf, Assistant Manager with Kramer-Triad Management Group.

Minutes

Minutes from the 2018 Annual Meeting were reviewed. John Theodore motioned to approve the minutes as written, the motion was seconded by Nancy Chu-Meyers. The motion carried.

Election

Two terms have expired. William Hayes and John Theodore submitted their names, prior to the meeting, for the election ballot. John Theodore rescinded his nomination prior to the meeting. During the meeting the floor was opened up for additional nominations. Michael McCord was nominated from the floor. John Lapenta made a motion to close the floor, the motion was seconded and carried. William Hayes made a motion to vote in the candidates by acclamation, the motion was seconded by Gary McLand and carried.

Treasurer – Nancy Chu-Meyers

The Association has met its financial obligations for 2018.

- Additional assessment was used to shore up reserves after last year’s projects.
 - Roads in particular
- Came in at \$12,899 for total operating income at end of year.
- Reserve summary
 - Began year at \$647,953 and ended at \$793,623. 97% of reserve target was reached (\$815,693).

Architectural Maintenance – John Lapenta

- Sheldon road entrance has had its holes patched
- Crack repairs scheduled for a section that hasn’t been resurfaced yet, from original phase 2. Estimated cost is \$3,500.
- Work orders for driveway, sidewalk and step repairs have not been forgotten. The A & M Committee is conducting an inspection and reviewing all requests; everything will be grouped together in order to obtain the best price.
 - Safety concerns take precedence over cosmetic issues.

Landscaping Committee – William Hayes

- Committee is in need of volunteers
- Entrance/Clubhouse/Co-owners Flower Orders
 - Serene Landscaping was contracted for the installation of flowers.
- 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.
 - Arbor Tree has been contracted to help maintain trees, rather than replace them

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- Large number of trees were lifted and crowned this past winter, will continue this winter.
- A Priority Replacement Matrix will prioritize the need for replacement of trees and shrubs based on the condition of the plants and their location.
- Spring cleanup completed the week of June 6th.
- Street wide cleanup completed on May 31st
- Twenty arborvitaes near garages are scheduled to be replaced.

Irrigation Committee – John Stadnicar & William Hayes

- Greenlawn provides services regarding for irrigation system.
- Currently, the fountain for the pond only runs while the irrigation system is off. The Committee is looking into separating the fountain from the sprinkler system; allowing the fountain to be run as intended.
- Association used 9.4 million gallons of water in 2018. The cost savings is payback for the pond.

Rules Committee – John Theodore

- Changed pool rules to bring association back in compliance with Federal and State regulations
- Updated Rules and Regulations to allow easier renting of the clubhouse

Social Committee

- No report.

Open Forum

- Is there a preferred company for installing railings?
 - House of Iron, 313-532-2282, is recommended; listed on website.
- Can you install a Trex deck?
 - Yes, composite decks are allowed.
 - Must follow guidelines, available on website, and submit an Alteration Modification Request.
- Speeding
 - Co-owners raised concerns of speeding through neighborhood.
 - Board asked to send a reminder through website about speed limit
 - Co-owners can contact Police, if enough people raise concerns they will send patrols
 - Are new Co-owners given a copy of the Bylaws?
 - Linda Martin explained process of new Co-owners receiving documents.
 - They receive them, no one can make them read the Rules.

Adjournment

William Hayes motioned to adjourn the meeting, the motion was seconded by Nancy Chu-Meyers. The Motion carried. The meeting was adjourned at 8:36 pm.

Respectfully submitted by: Ryan Wolf, Kramer-Triad Management Group.