

Villas of Northville Hills Homeowners Association Board of Directors Meeting

July 17, 2019

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

Guests: None

Meeting Called to Order: 7:02 PM

Approval of Meeting Minutes: None to approve.

Guest Report: None.

Election of Officers: Voted on by BOD and approved as follows:

John Lapenta; President
Chris Crysler; Vice President
Nancy Chu-Meyers; Treasurer
Will Hayes; Secretary
Mike McCord; Director at Large

Treasurers Report:

Bank Accounts: Nancy Chu-Meyers indicated that funds were not moved as directed.

- Nancy will follow up with Kramer Triad (KT) to determine why they did not follow our request from previous meeting minutes.

Discussion of Treasurer role is defined in by-laws. Should allow treasurer to direct KT to open and close accounts.

Mike inquired if KT is bonded and insured and if our finances are audited.

- Nancy indicated our tax return is audited yearly.
- Our governance is not audited.
- Nancy will follow up with KT to ensure they are bonded and insured to protect our assets.

Maintenance Update:

Work Order for discussion:

- John presented a work order for basement drain repair. The BOD requested a second bid and clarification on work.

Cement Repair:

- A&M Committee will meet August 30 to approve list for concrete replacement and/or lifting. Bid to be sought from Mid-West.

Landscape:

Replacement project updates:

- Chris Crysler advised approximately 20 arborvitae were replaced by co-owner's units.
- Arbor Tree continues works to maintain the health of our trees.
- A Japanese Red Maple was removed by vandals at the 5 Mile Road entrance. A report was filed with NTPD.

Flowers:

- Residents are not happy with the flowers at each entrance.
- Colors did not pop, plantings were sparse, plants not appropriate.
- Will met with Serene and walked each entrance to examine flowers.
- Serene indicates overwatering and poor drainage combined to the decline of the plants.
- Beds must be built up and drainage addressed before next years planting.
- Flower sub committee will look at possible options for remainder of the summer.

Irrigation:

Work orders:

- We continue to address numerous zone outages and damaged heads with contractor.
- Discussed options of twice a day vs. once a day watering.

Pond/Fountain: Will presented a proposal to install a new fountain and aerator in the retention pond near the Sheldon Rd. entrance. Only one vendor bid on the project.

- Cost: \$7,183.00 (Bid from Greenlawn)
- BOD requested that the electrical be broken out as a separate line item.
- Additional costs to improve the pond include removing growth and trimming back the willows. \$2,170.00 (Bid from Greenlawn)

Miscellaneous:

John Lapenta will meet with the NTFD Fire Marshal to inspect the club house.

Will Hayes reached out to the developer at Stonecrest regarding the berm. We are awaiting a response.

Will advised that Linda Martin says we are still 2 proxies short for our June meeting. I have one and will reach out to a neighbor. John Lapenta will also reach out to another co-owner to get the required proxies.

Rules:

No Report. John Theodore will continue in his role to look at our rules.

There will be no August BOD meeting. Any issues will be addressed electronically.
The next BOD meeting will be 9/11/19.

The meeting was adjourned at 9:18 PM.