

Villas of Northville Hills Homeowners Association Board of Directors Meeting

September 11, 2019

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

Guests: Hugh Thomas – Co-Owner

Meeting Called to Order: 7:00 PM

Approval of Meeting Minutes: None to approve.

Guest Report: Co-Owner expressed concern about increasing dues and assessments. Co-Owner said he was speaking for several in the community that are retirees and are on a fixed income. BOD was asked to redouble efforts to reduce costs to avoid another increase.

Treasurers Report:

Bank Accounts: Nancy Chu-Meyers indicated that funds were moved as previously directed.

Budget documents were received to late for the Treasurer to complete a substantial budget analysis. We will review 8 months actual and 4 months forecast.

The treasurer indicated that if we have excess income she would like to deposit it into the reserve account. The BOD approved of this plan.

Treasurer reported the following on our new accounts:

- Mutual of Omaha we are getting 200 basis points on our CDR
- Union Bank we are getting 215 basis points on our CD
- First Bank – Exact basis points are not available at this time.

Maintenance Update:

Trex Alt/Mod Request disapproved because the overall deck size is being altered (12 X 12 to a 16 X 16) and is encroaching on the easement.

John presented a work order for basement drain repair. The BOD previously requested additional bids, which were received. The original bid was approved; however, it is an unbudgeted expense.

Cement Repair:

- A&M Committee is waiting on a quote from Mid-West for the lifting and leveling of cement work throughout the complex.

Landscape:

Replacement project updates:

- Chris Crysler advised that he has compiled a list of year end projects that include shrub removal, tree planting and grading. He is awaiting a quote from Serene to complete these projects.

Flowers:

- Landscaping Committee members removed the annual flowers that were struggling and removed and reutilized the grasses that were blocking the Villas of Northville signage and the boxwood hedge. Winter scape plants were placed on the traffic islands at each entrances including perennials and annuals. Numerous residents stopped committee members and thanked them for the efforts and approved the cleaner look.
- A request was made by Will Hayes for approximately \$800 to complete the Sheldon Road entrance with additional roses and barberry shrubs. Using Committee member labor and wholesale pricing the cost was reduced by more than 90%. This request for funds was approved by the BOD.
- The Five Mile Road entrance will be reevaluated next year.

Irrigation:

Will Hayes reported that we had no outages of the Tucor system this year: however, we continued to address dry/wet zones and damaged heads with contractor.

Pond/Fountain: The new fountain and aerator is in place and working well. Numerous compliments were received.

The BOD was not satisfied with the pond cleanup and therefore, that invoice is being held until Will has a chance to address the issue with Green Lawn.

Will reported that Greenlawn has been slow in getting invoices to Kramer-Triad for payment. Will continues to work with KT and Green lawn to resolve these outstanding issues.

Will shared a proposal from Greenlawn to install a drain tile in front of the flower beds at each entrance. The BOD agreed we would like to resolve the water issues by reducing the water to the flower beds rather than draining away excess.

Will has requested a bid from Green lawn to separate the flowerbeds at each entrance from the grass zones.

Miscellaneous:

Will Hayes received word from the developer at Stonecrest regarding the dead trees on the berm and the lack of watering. When the property changed ownership the prior owner shut off the irrigation and did not tell the new owner. Due to some issues with getting the irrigation running and the warmer temperatures, a decision

was made to delay the tree replacement. On September 16, Will walked the berm and noted that the dead trees were replaced and dead limbs on others were removed. It was noted, that shorter 6' replacements were used. (see photos below)

Rules:

No Report.

The next BOD meeting will be a closed meeting on 9/24/19 to discuss the budget.

The next open BOD meeting will be held on Monday October 21, 2019 at 7:00 pm.



Note shorter 6' replacement



Note tree removed with no replacement



Note pruning of dead limbs