

Villas of Northville Hills Homeowners Association Board of Directors Meeting

October 28, 2019

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

Guests: Hugh Thomas – Co-Owner
John Theodore – Co-Owner

Meeting Called to Order: 7:00 PM

Approval of Meeting Minutes: None to approve.

Guest Comments: Co-Owners expressed concern about the Reserve Study. Study was done in 2014. At a previous BOD meeting there were extensive discussions about some of the assumptions and estimates, which were included in the study. The BOD updated some estimates based on useful life span and recent work completed along with more precise estimated obtained by the BOD. Both guests requested copies of the report with the adjusted amounts. Nancy Chu-Meyers indicated that a new report was not generated, but rather updates were made to the existing worksheet. An updated report was not generated; therefore, will not be posted to the Villas' website.

General discussion was held around a new reserve study, which has been budgeted for in 2020. Comments were received about selecting the new vendor who will do the study.

Treasurers Report:

Updates: Nancy Chu-Meyers provided the BOD with a "final" copy of the 2020 budget, which was discussed exhaustively at the BOD Executive Session October 21, 2019. The BOD reviewed the numbers, which had previously been modified and approved the 2020 Budget document.

Maintenance Update:

Trex Alt/Mod Request previously disapproved, was approved by the BOD after the Co-Owner modified the plans in accordance with Township and HOA requirements.

John Lapenta indicated that the previously approved work order for basement drain repair was cancelled by the contractor due to their inability to do the work after learning of the true depth of the drain. This project will need to be reevaluated and re-bid. In the interim the BOD approved a measure to conduct a camera inspection of the line and address any obstructions as necessary.

Cement Repair/Replacement:

- Mid-West had delayed the cement repair pending the completion of the drain project. The cement work will commence next week (weather dependent). Kramer Triad will send an email blast to all residents and the contractor will notify specific impacted residents.
- A resident requested that their entire walk be replaced; however, the A&M Group agreed to replace only two slabs. The Co-Owner has elected to replace the entire walk and will be responsible for payment of all but two slabs of the walk.

Concrete Leveling:

- Concrete leveling will commence this Friday or early next week (weather dependent). Kramer Triad will send an email blast to all residents and the contractor will notify specific impacted residents.

Landscape:

Replacement project updates:

- Chris Crysler advised that the 2019 fall projects have been completed and the committee has received positive feedback from multiple residents.

Fall Clean Up:

- Two fall cleanups have been contracted. The first will take place next week, depending on the weather. The second will take place around the first week of December, again dependent on weather conditions.
- Street sweeping will occur after the final fall cleanup dependent on weather conditions.

Irrigation:

Will Hayes reported that the outstanding invoice with Green Lawn was approved for payment.

Pond/Fountain: The new fountain and aerator are in place. Will Hayes is working with the contractor to address an issue with the line to the aerator as well as to resolve a pump issue.

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

Miscellaneous:

Chris Crysler requested funds to replace the flags at the entrances, which have become tattered and worn. Linda Martin advised Chris that funds had been allocated for the flags to be replaced. The BOD is in agreement to replace the flags.

John Lapenta advised that a Co-Owner offered a functioning, used 55" plasma TV for the Club House weight room. John will get an estimate for installing it and to determine if the size may be prohibitive in the weight room.

Rules:

No Report.

Meeting adjourned 9:15 PM.

The next BOD meeting will be held on Monday December 2, 2019 at 7:00 PM in the clubhouse.