

Villas of Northville Hills Homeowners Association Board of Directors Meeting

December 2, 2019

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

Guests: None

Meeting Called to Order: 7:00 PM

Approval of Meeting Minutes: October 28, 2019 Meeting minutes unanimously approved by BOD.

Treasurers Report:

Updates: None

Audit proposals: All Board members received the three audit proposals, which were reviewed and discussed. The BOD voted unanimously to retain Myler & Szczypka, P.C. to conduct the audit.

Maintenance Update:

Drain repair near 44701BCN has been postponed until spring and until further review of proposed repair. Inspection was completed October 2019 and the line was clear.

Cement replacement has been pushed back to the second week of June 2020 because of timing and unexpected snowfall.

Cement lifting was completed the last week of November. There was one block that could not be lifted and will be added to the list of those being replaced in June.

Landscape:

Replacement project updates: Chris Crysler advised that two large dead trees have been removed and replacements will be planted in the spring.

Chris has worked on cleaning up landscaping items on the open Work Orders list and requests that each group takes a look at open items and addresses them to clean up the list and accurately reflect what is truly open.

The final fall cleanup has not yet been scheduled but will be within the next 10 days or so. The final cleanup will be followed by street sweeping to ensure the gutters and drains are not blocked.

Irrigation:

Will Hayes reported that lines have been blown out for the season and the fountain and aerator have been removed from the pond and placed in storage.

Christmas lighting was completed early and has received favorable comments from the community. Will Hayes will reach out to Peter from Trillium to find out where the GFI circuit is to reset the breaker when it trips.

Entrance wall proposals have not yet been received. Linda Martin has reached out to Dan's Custom Brickwork for a quote. Will Hayes will follow up with them. John Lapenta will seek a quote from Buildmaster, and Mike McCord will reach out to a third brick worker who he has contact with for a quote. Quotes will be reviewed at the next meeting.

Rules:

No Report.

The next BOD meeting will be on Jan 13 at 7:00pm.