

Villas of Northville Hills Homeowners Association Board of Directors Meeting

January 13, 2020

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: December 2, 2019 Meeting minutes unanimously approved by BOD.

Treasurers Report:

Audit proposals: During the December 2, 2019 meeting the BOD voted unanimously to retain Myler & Szczyпка, P.C. to conduct the audit. The document to retain their services was electronically signed by the Treasurer and submitted to Kramer-Triad.

The BOD unanimously agreed to close the Union Bank money market account, used to establish the Union Bank CD. The Treasurer sent an email to Kramer-Triad to close this account.

Maintenance Update:

Drain repair near 44701BCN has been postponed until spring and until further review of proposed repair.

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. The Treasurer noted that the money for this project is to be taken from the reserve account and not operating expenses.

Two quotes for the repair of the stone entrance wall were received from Dan's Customs Brickwork (DCB). The first quote was to replace damaged stones, tuck point and repair the six (6) entrance walls at a cost of \$13,750. The second quote was to install limestone coping to the walls at a cost of \$15,850. DCB indicated that the limestone coping would not significantly extend the life of the walls.

The BOD will seek additional quotes for this work.

John Lapenta will obtain a quote from Buildmaster.

Mike McCord will seek a quote from a third vendor.

Landscape:

Chris Crysler advised that a Co-owner has submitted multiple requests to have trees near their unit trimmed. The trees have been trimmed each year yet the Co-owner insists they must use caution when entering/exiting their garage to avoid the vehicles from being scratched. The tree will be added to the winter work order. Additionally, the Co-owner indicates the gutters are full of leaves as the result of the trees. A work order has been completed to remove the offending leaves.

Winter tree trimming will commence at the end of January, weather permitting.

The BOD unanimously approved the Arbor Tree maintenance proposal, which was approved by the Landscaping Committee. The tree maintenance has significantly reduced the number of dead or diseased trees in the complex and reduced our overall costs. The Arbor Tree proposal was electronically signed by the Landscape Chair and submitted to Kramer-Triad for processing.

The final fall cleanup was conducted in December (later than in previous years). With the warmer temps and lack of snowfall, the late falling leaves are more evident than normal. Chris Crysler contacted Serene to obtain a quote to do another leaf clean up. Because the work would need to be done without the benefit of automated machinery, the cost was in excess of \$4,000. Scheduling of this work would be weather dependent. The BOD decided against this expenditure at this time.

Irrigation:

There is no irrigation report.

Christmas lighting was removed with the exception of the wrapped birch tree on the entrance islands. The BOD voted to leave these illuminated until the end of February. The lights will be reset to go on early evening and shut off at midnight allowing for a welcoming entrance to the complex during the darker winter months.

It was determined that the video camera system was not recording properly. A work order has been submitted to repair the system as soon as possible. A proposal will be sought to upgrade the recording device to allow for remote viewing of the system.

Misc.:

Will Hayes received an inquiry regarding the possibility of gating the community to increase security as well as the value of the properties. An inquiry with the

Northville Township Planner revealed that gated communities are not permitted within the Township.

After receiving Co-owners complaints about trash collection, speeding and overnight parking in the Villas, Will Hayes agreed to reach out to Kramer-Triad to have two separate email blasts put out regarding these concerns. The BOD agreed that if Co-owners are unable to self-police themselves, our alternative is to request traffic enforcement by the Northville Twp. Police.

Rules:

No Report.

The next BOD meeting will be on March 9, 2020, at 7:00pm.