

Villas of Northville Hills Homeowners Association Board of Directors Meeting

May 17, 2021

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: No previous meeting minutes to approve. 2020 meeting minutes to be uploaded to web.

Treasurers Report:

March financials had been sent to the BOD on 4/7/21. There was no further comment on the financials.

Delinquency report had also been provided on 4/7/21 and there was no further comment other than to acknowledge a pending administrative foreclosure on a co-owner.

Building and Maintenance Update:

The association reported significant roof damage this year due to ice dams resulting in higher than average repair costs. Ice damage this year appears to be the result of a "perfect storm" of weather conditions. The association will continue to review measures to reduce these costs including the use of heating cables. Heating cables need to be plugged in by co-owners to help reduce the damage and the resulting financial impact to the association.

The Association will seek quotes from additional roofing companies and will consider accelerating roof replacement on units that have experienced multiple repairs. This plan will include detailed inspections.

The Board voted to open the pool in accordance with existing MDHHS and MIOSHA Rule and Regulations, contingent on the potential added costs. The additional cost for signage and sanitation will be reviewed upon receipt in anticipation of a Memorial Day weekend opening.

Midwest will provide a quote to cut, remove and replace damaged asphalt along Broadmoor Circle South and at the Five Mile Road entrance.

Landscape:

The spring clean-up was completed and the grounds look excellent.

The Board approved a proposal to replaced dead plantings and we are waiting for Serene to get the work scheduled and completed.

The Board is seeking a quote to remove the 5 weeping willow trees adjacent to the Sheldon Road entrance. The Board and Arbor Tree have been monitoring the trees for three years. The roots of these trees are extremely invasive and are nearing the foundations of the nearest units requiring the removal of the trees and the surface roots. Failure to remove these trees will likely result in more costly repairs down the road.

Irrigation:

Irrigation start up commenced approximately 10 days ago. There are a few zones that still have outstanding issues that are being addressed.

The sprinkling will begin on the evening of May 17. Currently we are sprinkling in the evenings only and there will be no watering on Wednesday evenings due to Thursday lawn cutting.

A quote to clean debris and cattails from the edge of the pond will be sought. The pond needs to be maintained to prevent buildup that reduces the capacity of the pond and subsequently impacts the lawn sprinkling.

Open Issues:

The Board is seeking a venue to hold our annual meeting, as the Township hall is not currently allowing bookings. We are considering holding the meeting in the horseshoe loop in front of the clubhouse. This will provide easy access for all co-owners to attend. Consideration was given to holding an online meeting yet voting online complicated the issue.

The Board has approved striping the tennis courts for pickle ball, as cost which is shared by Northville Hills Estates

A co-owner requested that the Association waive the fine assed after repeated violations and notification of signage requirements. The Board did not approve the request to waive the fine.

The proposal to conduct street sweeping was put on hold as the Board decided it was not necessary at this time.

Rules:

No Report.

The next BOD meeting will be at a time and place to be decided.