

VILLAS AT NORTHVILLE HILLS CONDOMINIUM ASSOCIATION

ANNUAL MEETING MINUTES

July 13, 2021

Call to Order

The meeting was called to order by John Lapenta at 7:20pm.

Quorum

Quorum was achieved with 63 Co-owners represented; 45 in person and 18 by proxy.

Proof of Notice

A copy of the 2021 Annual Meeting Notices that were mailed to all Co-owners, on June 11, 2021 and July 6, 2021, was presented as the "Proof of Notice" as required by the Condominium Documents.

Board Members Present

John Lapenta, President; Chris Crysler, Vice President; Nancy Chu-Meyers, Treasurer; William Hayes, Director. Mike McCord, Secretary was absent.

Management Present

Linda Martin, Senior Community Director, and Lisa Schemanske, Assistant Manager, from Associa Kramer-Triad Management Group.

Minutes

Minutes from the 2019 Annual Meeting Minutes were mailed to all Co-owners. William Hayes made a motion to approve the minutes as written, the motion was seconded by Nancy Chu-Meyers, and the motion carried.

Election

All Five terms have expired. Nancy Chu-Meyers, Chris Crysler, William Hayes, John Lapenta, and Mike McCord submitted their names, prior to the meeting, for the election ballot. During the meeting the floor was opened for additional nominations. There were no nominations from the floor. John Lapenta made a motion to close the floor for nominations. The motion was seconded by Cherie Lessig, and the Motion carried. Hugh Thomas made a motion to vote in the candidates by acclamation. The motion was seconded by Subhash Kelkar, and the Motion carried.

President's Update – John Lapenta

John Lapenta thanked all the Board members for volunteering their time. There was nothing to report due to the Pandemic in 2020, and will be providing the Architectural & Maintenance Committee report later in the meeting.

Treasurer's Update – Nancy Chu-Meyers

- Ended 2020 with approximately \$120,000.00 in Operating, and \$985,000.00 in Reserves.
- Held Association fees the same for 2021.
- A Reserve Study update will be conducted. A company will be selected that will be onsite for an inspection.
- Some Reserve money was transferred to a CDARS (Certificate of Deposit Account Registry Service), which allows investments over the FDIC limit.
- 2021 is the last year of the payback to Reserves for the wells.

Architectural & Maintenance – John Lapenta

- Bruttell Roofing will be conducting Roof Inspections. They are due to start in September/October 2021
- The Committee walked the site to review Concrete & Asphalt. Waiting on response from vendor for costs.
 - Some concrete will be lifted, some will be replaced.
- The Board will discuss doing something with the shutters

Landscaping Committee – Chris Crysler

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- It has been a challenging year for landscaping, with Contractor staffing, and Supply chain, issues.
- Prices have increased. Example: A tree that was \$700.00 two years ago is now \$1100.00.
- Starting on plant removal/replacement tomorrow.
- The tree maintenance program with Arbor Tree has increased the health of our trees.
- Working on taking Junipers out and replacing with other plants, as junipers are contributing to the pear rust disease.
- Will be applying an oil to boxwoods to help with winter burn.
- Mulching will be done to the tree rings this year.
- A lot of Spruce trees installed by the Builder are pre-disposed to a fungus. Will be treating instead of removing. Will look at all issues that a brought up.

Irrigation Committee – Will Hayes

- Thanked Heinz Topol for stepping up to be Committee Chair.
- 2020 Pond used 1 million gallons of well water.
- The Pond has been cleaned out to keep sediment from building up. The bubbler was pulled for warranty repairs.
- The irrigation system is getting older and valves are sticking. Let us know if the system is not shutting off in your area.

Rules Committee

- REMINDER: Trash should not be set out before 6PM on Tuesday evenings.

Welcome & Social Committee Update

- Lucy O'Meara would like a larger budget for the Welcome & Social Committee to be able to provide a nominal gift to new owners.
 - Nancy Chu-Meyers stated to send her an email with a specific request.

Open Forum

- Co-owner commented that he would like meeting minutes posted to website. They are posted. It was noted that the 2017-2019 Annual Meeting Minutes did not get posted and will be sent to the Webmaster.
- Co-owner stated that he would like more open communication between the Board and Community.
- Co-owner asked financials to be posted on their website. The Financials are posted. At the end of each year, only December will remain on the website.
- Co-owner asked if email blasts can be sent out to announce when Board meeting will be held, instead of having to check the website for updates. The Board agreed that this could be done.

Adjournment

Will Hayes moved to adjourn the meeting, the motion was seconded by Nancy Chu-Meyers. The Motion carried. The meeting was adjourned at 8:51 PM.

Respectfully submitted by: Lisa Schemanske, Associa Kramer-Triad Management Group.