

Villas of Northville Hills Homeowners Association

Board of Directors Meeting

November 8, 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: Meeting minutes were approved unanimously and will be sent to Kramer Triad for posting.

Treasurers Report:

The Board discussed the current budget forecast the remaining budget year amounts.

Due to unforeseen budget shortfalls as the result of unprecedented A&M repairs; Serene's cancellation of our landscape contract; and higher than expected labor costs, the Board agreed to forgo the \$40K excess income payment toward the pond as well as the reserve payments for November and December (Approximately \$20k) to meet these increased costs.

Building and Maintenance Update:

The 2021 cement repair project was completed at a cost of approximately \$58,000. The cement repair included removing and replacing damaged asphalt along Broadmoor Circle South and at the Five Mile Road entrance. An additional \$11,000 went toward cement lifting and leveling.

We are continuing to see a significant number of roof leaks. The Board approved a contract with Brutell Roofing to conduct an assessment of all roofs within the complex and to begin serving as our roofing contractor. Brutell Roofing is experiencing the same staffing shortages that are being seen by contractors nationwide. They will not be able to begin servicing the Villas until early spring, but agreed to freeze our contracted prices. The Board agreed to maintain our contract with them to ensure quality roofing repairs.

In the interim, the Board will continue using Source One for emergent repairs until Brutell Roofing has begun servicing our complex.

John Lapenta will request a spreadsheet from Kramer Triad detailing all roofing repairs for the previous five years to help us identify hot spots and assess priority roofing repairs and/or replacements.

Landscape:

The Board discussed the landscape proposals submitted to replace Serene. After careful consideration and debate, the Board unanimously approved the contract for Greenlawn for the period 2022-2024.

The Board also reviewed the contract for fertilization for the same period and again after careful consideration and debate unanimously agreed to approve the contract submitted by Greenlawn.

Irrigation:

The Irrigation system was winterized and the pond fountains removed.

Snow Removal:

The Board reviewed three proposals for snow removal for the 2022-2024 period. After thorough review and discussion, the Board unanimously agreed to extend the contract for three more years with Greenlawn.

Rules:

No Report.

Open Items:

The Board determined that Mike McCord will serve the 1 year term and Will Hayes will serve the two year term.

The next BOD will hold a budget discussion on Monday November 29, 2021 at the clubhouse.

Adjournment:

The meeting was adjourned at 9:15 pm.