

Villas of Northville Hills Homeowners Association Board of Directors Meeting

August 22, 2022

Present: William Hayes (via Zoom), Chris Crysler, Dwayne Roi, Nancy Chu-Meyers, John Lapenta

Guests: Several Co-owners were present.

Meeting Called to Order: 7:05 PM

Approval of Meeting Minutes: No previous meeting minutes to approve.

Introduction of new Board member: Dwayne Roi introduced

Election of Officers:

- President: John Lapenta (1 year term)
- Vice President: Chris Crysler (1 year term)
- Treasurer: Nancy Chu-Meyers (1 year term)
- Secretary: Will Hayes (2 year term)
- Director: Dwayne Roi (2 year term)

Motion to accept Board positions made by Chris Crysler, second by Nancy Chu-Meyers. Vote to approve: Unanimous.

Treasurers Report:

Reviewed July financials.

Secondary reserve company was sought as the leading company would only provide a hard coded file, which is of little value to the Board.

- Bruttell Roofing Report to be provided for the reserve study.
- Midwest US roof replacement costs to be used
- Sent financials
- Will be on site after Labor Day
- Open item: linear footage of perimeter fencing

Treasurer will provide a 5% buffer to the 10% Michigan statutory requirement for our reserve funds.

Building and Maintenance Update:

Put out cement bids to four companies. Only 3 of 4 responded. Midwest did not reply.

A second quote will be sought for a bat issue, in an effort to control costs.

Still awaiting the County's response for repairs to the Sheldon Road entrance.

The Board will request that the Rules committee update the colors and materials that will be allowed for decks. The use of brown tones will be required and railings may be black aluminum. Trex materials previously approved, have not been readily available to co-owners. All decks within the HOA will be inspected and required maintenance noted. Co-owners are responsible for deck maintenance and repair.

Quotes will be obtained to update the Selectronics security equipment utilized throughout the HOA.

The HOA is responsible for mildew removal on the exterior of buildings resulting from runoff. Different methods of removal will be explored.

Landscape:

An Alt/Mod request for a deck was reviewed. Deck proposal meets HOA guidelines, however, will require township permit. Rocks required under new deck area per guidelines and sprinklers will be moved and charged back to the Co-owner.

The Landscape budget is projected to be over budget for the first time during the tenure of the current committee due to the number of trees that were damaged, removed and replaced during the course of the 2022 season. The projection is for the budget to be over by approximately \$3,200 and it is proposed the year-end money remaining in irrigation will be utilized to balance the landscape budget.

Juniper removal project is approx. 80% complete. Approx. 35 units remain to be completed.

Will contact Arbor Tree to be proactive about the removal of trees that are reaching maturity.

Crab grass is being treated. Nutsedge in the lawns is also being addressed.

Mowing has been sporadic due to the weather.

Irrigation:

Irrigation issues continue to be addressed as the season progresses. The Irrigation Committee is currently operating under budget.

A quote has been sought for pond clean up but has not yet been received.

Open Issues:

The Board determined that we will not hold a Garage Sale this year.

Rules:

No Report.

Guest Comments:

A Co-owner spoke about pest control. Referred to the HOA contracted service.

A Co-owner spoke about enforcement of stop signs and fire lanes. Advised that this is being addressed with the Township Police.

A Co-owner inquired about parking in common areas. Advised of the guidelines for parking in these areas.

A Co-owner inquired about a timeline for concrete work. Advised of forthcoming project.

A Co-owner inquired about sending a message about people, particularly kids, on bikes during dark hours without lights or safety gear.

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

The Board adjourned into executive session.