

Villas at Northville Hills
Special Meeting
July 17, 2012

Board Members Present: D. Boggs, K. Deacon, J. Miller, J. Spriet, L. Zaddach
Additional Co-owner Present: C. Schnepel

A Special Meeting was called by Mr. Deacon for July 17, 2012 to discuss and vote on various issues.

J. Spriet submitted her resignation from the Board due to her upcoming move from the Villas. The Board thanked Ms. Spriet for her dedication and service to the community. As a result of Ms. Spriet's resignation, Mr. Deacon made a motion to appoint Ms. Schnepel to serve as a Director until the next election to be held at the Annual Meeting in May, 2013. Ms. Zaddach seconded the motion. Ms. Schnepel was unanimously approved as a Director.

The Alteration Modification request submitted by Bologna (44550) to remove the 5 arborvitaes blocking their golf course view was reviewed. The request had been unanimously approved by the Landscape and Grounds Committee. The Board unanimously approved the request with the conditions that (1) the Co-owners must have the work completed by Greenlawn Landscape Co. at their expense, (2) the Co-owners are responsible for any damage to the irrigation lines and/or the cable lines, (3) the Co-owners must submit an Alteration Modification request to plant any new items in this area at Co-owner expense.

The Alternate Water Source Implementation Contract was discussed. Mr. Miller made a motion to approve the contract. Ms. Schnepel seconded the motion. The contract was unanimously approved.

Mr. Deacon indicated he wanted to move forward with the replacement of the remaining street signs using funds allocated to Architectural and Maintenance. The request received unanimous Board approval.

Respectfully submitted,
Linda S. Zaddach
Villas Secretary