



**Northville Colony Estates
Homeowners' Meeting Minutes
November 13, 2014
Northville Township Hall, Northville, MI**

Call to Order: 7:03 pm

Introduction of Board Members

Approval of Prior Meeting Minutes-

Motion to approve by Jim Petrie, Seconded by Tom Dewey
Minutes were approved

New Homeowners-

No new homeowners in attendance. There were six properties that were sold in the past year. Thank you to Gwen Paradowski, Welcome Committee Chairperson for the second year.

President Addresses Board and Homeowners-Shannon Maloney

Shannon thanked board members for their service

Website Update- Thanked Bob Tripi for updating and maintaining our website. Currently have about 250 hits per quarter. Residents are encouraged to visit website for neighborhood information. There is a marketplace for professional services which allows outside professionals to advertise for a fee or for homeowners to advertise for free.

Front Entrance-

Landscaping- No further work will be done until widening of 6 Mile Road is completed

Holiday Lighting- All set for lights to be installed again this year

Front Entrance Lights- Tom Dewey questioned why lights are still out at front entrance. Shannon is still trying to find an electrician to repair the lights. This should be done soon.

Retention Basin & Storm Drains-

Storm drain cleanout has been completed in the back yards of the subdivision lots and should last about five years. It will need to be done periodically in the future. We did not clean out the street drains as those belong to Wayne County. The retention basin grate needs to be replaced and is scheduled to be done. One homeowner was upset that the grass around the retention drain was not being cut and that there is still water that



does not completely drain. Response was that Wayne County oversees detention basin and we have to meet their standards. Grading is still an issue, but we have to comply with county regulations.

Social Committee-presented by Shannon Maloney

Thank you to Dana for heading up this committee. Recently held a Halloween Party in the park.

Upcoming events-

Christmas Party – December 7th

Adult event – January/February Painting Class

6 Mile Road Widening–presented by Frank Penzano

Wayne County decision to widen 6 Mile Road has been pushed off until 2016. The road to be expanded to the railroad tracks at Northville Road. The plan is to add a center turn lane. Northville Township had planned to use a grant they received to add a sidewalk on the south side of 6 Mile but decided not to proceed because of cost of upkeep and maintenance. They could change their minds between now and when the road work begins.

Bylaws-presented by Frank Penzano

By-laws have not been updated and because it is difficult to fill the required number of board positions required, a committee will be formed to take a look at updating them in the future. Residents are encouraged to join the committee to participate.

Roads Update-presented by Mark Parinello

30 slabs of concrete were replaced from the first assessment and 90% of the subdivision has been sealed. Unfortunately, because we had such a harsh winter, some of the new slabs have cracked and had to be sealed. We are fortunate to have a road committee member who is a concrete engineer assisting with this project and who is committed to helping again if the proposed road assessment passes. The continued issues with the roads are caused by the poor grading done originally when the roads were first put in. Sealing is expected to last 7 years.

One homeowner brought a piece of sealing material and complained that it was coming up around her home. The company has agreed to come back to replace the seal on areas that are coming up.

Roads Special Assessment-presented by Mark Parinello

The board proposed a special assessment of \$150 per home in 2015 and \$75 per home in 2016. All funds collected for this special assessment would only go towards road repair. The intent is to fix the worst slabs and to seal cracks to prevent additional deterioration of the roads. Vote was held and the measure passed.



Treasurer's Report-presented by David Rabahy

2014 Budget is on target with additional funds added to rainy day fund from the front entrance reserve.

Property on Knightsford that was delinquent has caught up all past dues owed and there are no longer any liens on file for dues in the subdivision.

2015 Budget-Proposed budget allows for an increase in grounds maintenance. Funds for second Special Road Assessment that passed will only be used on roads.

Jim Petrie motioned to approve 2015 budget and Tom Dewey seconded the motion. Budget was approved.

Election of New Board for 2014-2015

Shannon and Erika will not be running for the board again for the upcoming term. Homeowners were encouraged to run for board seats so there will be a full board. Otherwise, we will not be in compliance with by-laws. Election held and board was elected.

Meeting adjourned at 8:10 pm