



Northville Colony Estates Homeowners' Meeting Minutes

Thursday, May 22, 2014 at 7:00 pm
Northville Township Hall, Northville, MI

Call to Order: 7:07 pm

Introduction of Board Members

New Homeowners

1. Advised there were 2 home sales so far for 2014

Presentation by Township Supervisor Nix/Treasurer Banner

1. Present a handout on millage proposal
2. Millage scheduled for the 8/5/14 election
3. Seeking additional monies for police and shared services

Meeting Minutes

1. Motion to Approve by Len, Motion seconded by Hash
2. Approval of Meeting Minutes

President Addresses Board

1. President Maloney thanks board members for their service

Treasurer's Report – presented by David Rabahy

1. Review of the 2014 approved budget
2. 20 houses still owe dues for 2014
3. 21 houses still owe for the road assessment
4. Knightsford has paid the 2014 dues and is on a payment plan for the back dues
5. \$20,000 to spend on additional road improvements for 2014

Social Committee Report – presented by Dana

1. 3 events planned for 2014 to date
 - a. Popsicle party
 - b. July 4th parade
 - c. 8/9/2014 campout

Website Update – presented by Shannon Maloney

1. 270 hits on the web-site since tracking began
2. Website has been updated with new information added

Old Business – presented by Shannon Maloney

1. Strom Drain
 - a. Completed as of the summer of 2013, next phase is 2020
2. South Park
 - a. Draining without any problems just slowly
 - b. May need to have a dig-out completed with money in the reserves



Northville Colony Estates Homeowners' Meeting Minutes

Thursday, May 22, 2014 at 7:00 pm
Northville Township Hall, Northville, MI

New Business

Front Entrance Update – presented by Erika Eloff

1. Planting to be done on each side
2. No plans to do anything else until more from the township on the pathway project
3. Township is still waiting for approval on its grant proposal
 - a. If grant request is approved, pathway will be installed when 6 Mile is widened
 - b. If grant request is denied, 6 Mile may still be widened but with no path

Road Repair Update – presented by Mark Parinello

1. \$23,000 left for Phase II
2. 30 slabs were replaced in 2013
3. 11,000 feet were sealed

Snow and Lawn Update – presented by Craig Lee

1. This was a very bad winter but crew did a good job plowing
2. Make sure to put out red flags to mark your property for the plows
3. The North Park will be weed whipped as part of this year's lawn contract

By-Laws Update – presented by Frank Penzato

1. The by-laws were last revised in April 1998
2. Some parts of the by-laws are out of date
3. Plan is being worked on to revise the by-laws upon vote of the homeowners

Proposed Budget Change – presented by David Rabahy

1. \$7,658 was allotted to the front entrance and \$6,000 is not being used because of the possible expansion of 6 Mile and installation of a walking path
2. Motion to move front entrance surplus fund to the rainy day reserve
 - a. Motion by Kathy, Motion seconded by Jim Mekaris
 - b. Passed unanimously

Fall Meeting Topics

1. Possible dues increase because costs continue to rise
2. Discussion of possible special assessment to continue road project

Meeting adjourned at 8:15