



**Northville Colony Estates  
Homeowners' Meeting Minutes  
September 16, 2015 @ 7:00pm  
Northville Township Hall, Northville, MI**

**Call to Order: 7:05pm**

**Roll Call – Quorum**

President lists residents in attendance, by street. Quorum is 7 out of 317, we have 20+ residents.

Board members present – David Rabahy/Frank Penzato/Mike Shelide/Mahesh Bhandari

**Reading of Notice**

Secretary reads out notice for meeting.

**Approval of Prior Meeting Minutes**

Motion to approve by Art, Seconded by Mariam McQuade  
Minutes were approved.

**Officers Reports**

**President Addresses Board and Homeowners-David Rabahy**

Association in great shape

Electrical box moved, water services in parks shut off (not used in many years), money saved

Over 1600 emails since Jan 1<sup>st</sup>, 2015

**Vice-President Addresses Board and Homeowners-Frank Penzato**

Vote tonight to amend ByLaws, presented to association in spring, 2015

6 Mile Road expansion slated for 2016, lots of activity along this stretch – 3 lanes and turning lane

Trash trucks making debris and noise

Need many residents to voice concern to authorities – township and county

Contacts to be out up on our website



Resident commented that M14 and I96 work finishing up could help with reducing traffic on 6 Mile Road

### **Secretary Addresses Board and Homeowners-Mahesh Bhandari**

2 Newsletters created in 2015, published on our website

Blasts sent out to residents, please sign up if not already

New content additions can be sent to the Secretary

### **Treasurer Addresses Board and Homeowners-David Rabahy (in Sue's absence)**

David presenting in Sue's absence

Expenses inline, all obligations paid off

\$70K on hand, road reserve not spent yet

Sue to work with Jim Lee for Treasurer audit

Cindy firsts, Rich seconds – carries unanimously

### **Audit Committee**

Jim Lee – not present

### **Civic Committee**

Not manned

### **Parks, Rec and Grounds Committee – Mike Shelide, Craig Lee (not present)**

Grounds – park is done/mulched, arbor vitae's planted by electrical box

Resident - Weed kill spray done on Sunday, propose spraying when most people are at work during the week

No fertilizer applied in the parks and islands, ever

N park path – crack filling needs attention, needs a volunteer to solicit a vendor and quote

Have reserve, no addition done in 2015.



### **Social Committee**

Dayna/Clancy/Gwen not present

Marshmallow roast attracted 35-40 residents

Gwen does new resident welcome

Frank – put together dinner for all volunteers as a show of appreciation

### **Nominating Committee**

Needed but doesn't exist. Volunteers needed.

2 volunteers for the Board– Pilar Fierro and Pete Kohlert

### **Detention Basin – Art Mardoshian**

Residence backs up to the basin, created petition regarding basin maintenance

Flooding, mosquito breeding ground, grass clipping problems, algae

Sump pump lines are blocked, home's could lose value

Working with township engineer, we have a 1.8ft grade and not properly built

Could move the exit drain, could become an expensive proposition

Could install corrugated tile to help drain, but can become expensive

Working to get govt. grant, need proposal from the committee

Carolyn – water should drain within 48hrs, there should be no standing water

Redo the soil, too compacted

### **ByLaws Amendment Vote**

Need 2/3<sup>rd</sup> of votes cast to pass

70 votes cast – 2 No's, 68 Yes's

### **Road Work Update**

David provided update in Mark's absence



Hardrock (concrete company) is backed up on projects due to wet early summer

We are still pushing to do work this year – slab replacement and sealing

Stay with Hardrock this year, proceed with new vendor if work is not done this year

### **Board of Directors Vote**

David recognizes 4 Directors leaving – Sue Campion/Mark Parinello /Mike Shelide/Craig Lee

21 – Dave Rabahy

21 – Frank Penzato

21 – Mahesh Bhandari

19 – Pilar Fierro

19 - Pete Kohlert

2 - Dave

Northwest – does Snow removal and grass cutting

Wetlands should not be cut, this will prevent soil compacting

### **2016 Proposed Budget**

Expect a reserve of over \$6000

100% dues paid collected

100% road assessment collected

Not much in late dues

Road Reserve – new monies, depends on if work is done in 2015

Electrical bill – will be down

Grounds Maint – cut back a little

Insurance for officers and volunteers



16 lawn cuts, more if needed

Weed killing – new line item, 2 applications in all mowed areas

\$60 for legal fees on previous snow company that went bankrupt

Office supplies – cost is up

Not funding salt

Water bill is down, capped off 1 zone at the sub entrance

Detention basin maintenance – ongoing

Repaired grate, fluffed stones

Motion – Art firsts, Pilar seconds

Carries unanimously

### **New Business**

David - Rayburn Road – fast cars, many kids

Add in newsletter to slowdown, 25 MPH

Call police for Smart Trailer @ <http://www.northvillemich.com/index.aspx?page=108>

Request more patrols

Lot 420 – Berry (last name) - send mail to name, not Lot#, does not get forwards

Safety – if at intersection, keep visibility of a driver clear,

Keep foliage trimmed

Fire Hydrants – keep foliage and snow away for 3ft

Team up with neighbors, this is for everyone's safety

Water rates – use sprinklers between 12a and 6am

Rates will go up, even with usage reducing

Jim Petrie to create content for the website

**Meeting adjourned at 8:21pm**