



**Northville Colony Estates
Homeowners' Meeting Minutes
April 22, 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 22 residents.

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

Many communications from residents since the new board took over.

The Association sued the previous snow removal company, and got some money back.

The same company provided grass cutting services.

We are in Year 3 of the Roads project.

Some repairs needed to fix shrub and sprinkler at front entrance.

Review insurance for Board.

There has been work on Bylaws amendment.

Lists civic Pride as a high priority.

Property on Knightsford is all caught up in arrears, being fixed up by the homeowner.

Dunswood property sold, and will be fixed.

All 317 residents have paid dues and Special Assessment for 2015.



Vice-President Addresses Board and Homeowners-Frank Penzato

Project to update ByLaws and proposal to address some of today's needs.

Six Mile road – no new updates, Wayne County tentative to rebuild in 2016-2017.

Secretary Addresses Board and Homeowners-Mahesh Bhandari

Newsletter update, welcomes comments to add to future newsletters.

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

Listed updates on some expenses in 2014.

Grounds and Roads work are well-funded.

Snow removal – calendar payment, split over the season between winter and spring portions.

Budget documents are in very small print, will try to print in bigger font in future releases.

Holiday lights – paid tardy, vendor was late in pulling them down and thus paid late.

Audit Committee

Needed but doesn't exist. Need residents to step up, even if to volunteer 2 hours of time.

Civic Committee

Needed but doesn't exist. Need residents to step up to volunteer time.

Parks, Rec and Grounds Committee

Craig Lee – Snow Plow company went bankrupt in November, found a company (Northwest Lawn) at lower price. They could have done a better job in widening pushes. For the 2015-2016 season, we called 8 companies, of which 3 provided a quote. We will retain Northwest Lawn for next year, will expect a better job.

Same company will do lawn maintenance as well, 2 weed applications.

We have couple (out of 35) of fire hydrants that have trees close to them, we need to get the area around them cleared. We would like residents to keep the ones on their property cleared.



Salt bins – not used much this year. Asks residents to notify him if bins are used and if they need a refill. It would be great if residents store the bin closest to their property for the summer.

Mike Shelide – was volunteered onto the board in the previous elections.

He will be responsible for front entrance and courts. We will continue to work with FSM (Fidel). Don't want to do too many plantings, will work to top lava rocks in the courts.

Mike welcomes ideas to beautify courts and north park.

He is working to connect with sprinkler companies.

Cheryl asked for rose bushes at the front entrance to be pulled back, will connect with Mike to suggest other ideas.

Social Committee

Clancy – Easter egg hunt at Northville commons, great event

May 15 and 16th – multi-sub garage sale

June 6th – road rally

Summer – bouncy house and popsicle party

Have a facebook page

She welcomes ideas for more resident involvement.

Nominating Committee

Needed but doesn't exist. Volunteers needed.

Transaction of Old Business

None.

Presentation of ByLaws amendment – Frank Penzato

By-laws have not been updated since 1998. Because it is difficult to fill the required number of board positions, a committee of 5 residents was formed to take a look at updating them. They met a few times during the winter and had many discussions and proposals.

Major changes listed out – change number of board members from 7 to 5, listed out 5 positions, insurance and indemnification for board members, specific language on Special Assessment.



Proposal is on our website, welcomes residents to read and reach out to Frank and/or Mahesh with any questions.

There was a question by Bob about insurance for association, not just the board. Frank will change language in the proposal.

Presentation of Road work – Mark Parinello

In 2015, approximate 45K was spent to replace slabs.

In 2016, we will possibly spend less on sealing than before, and possibly more concrete work than before.

Hardrock Concrete – will need to do better clean up and removal of barricades. They need to be cognizant of residents' needs.

He will notify residents of garbage picks due to road work, and will be clear on when work starts and ends.

Police Dept. will help with clearing roads off vehicles where work is done.

Jason Stoot will continue to help with recommending slab replacement based on safety, cracks in new slabs are normal. Slabs around new slabs might be replaced.

We might get this done between end of July and mid-August.

Parklane, Rayburn and StoneHaven still need to be sealed. There is pooling of water in White Haven and Knightsford.

There was a question by Larry about 13 cracks in new slabs. This could be due to adjoining slabs. Sub-grade is possibly the culprit. They will be sealed before next winter.

New Business -

Retention Pond - Need grade work done to drain properly. Art will connect with David/Craig/Mike. Water pressure might be causing issues. Grate might need to be mounted properly.

North Park, behind Appleby Court – shrubs were trimmed and some stumps were left behind in the previous year. Mike will address.

Someone should confirm work is done properly and disposals are taken care of, before payment to vendor is made.

Welcome new resident Carl on White Haven Court.



Welcome new Brienne on Parklane.

Meeting adjourned at 8:23pm