

NORTHVILLE COLONY ESTATES 345 FALL HOME OWNERS ASSOCIATION MEETING – 11/27/17

- 7:03 pm Call to order – David Rabahy – approximately 42 attending
Meeting announcement – Linda Sheldon
Read Spring Meeting minutes – Linda Sheldon
- 7:10pm Jim Petrie moved to approve the minutes, Tom seconded, unanimous approval
- 7:11pm David announced the agenda
- 7:13pm Pilar Fierro presented Detention Basin info re: money spent on 27 saplings (7 or 8 didn't survive – we know which didn't). 2 River Birches planted
Pete Kohlert reported that the stone filter was replaced, normal preventative maintenance done.
Linda Sheldon – no report
Mahesh Bhandari – balance now \$21,990
Q & A with Art re: mulch, money spent on trees
- 7:25pm Jim moved to accept the financial report, Ann seconded, unanimously approved
No audit yet this year.
- 7:27pm Pete reported on Parks, Recreation, Grounds
Discussion on Detention Basin
It won't have the same appearance as 5 years ago, way too expensive
Discussion tabled until later in the agenda (as pointed out by Bob Veres)
- 7:33pm Social Committee report – Dayna
Marshmallow Roast turned out well
Oct 22, 3pm Halloween Party – North Park – crafts, cider and donuts, no bounce house (too expensive)
Christmas Party – mid-December- combined with other HOAs
- 7:35pm Voting for 5 Board Members

7:52pm Announce totals – slate remains the same except with Karen Bell as Communications Chair

7:53pm Suggestion that Parks and Grounds Committee include at least one resident who lives adjacent to the Detention Basin.

7:55pm Audience comments

Bob Veres – church lot used to flood, now flows into our drains. Maybe church should bear some of the cost of maintaining our Detention Basin.

Jim Petrie explained the need for the Detention Basin. In the late 1990s the entire DB was cleared and regraded.

Q. Why don't we get a grant for the correction work required?

A. Pilar said they don't give them anymore.

Ron Pawlak questioned the problem with sump pumps draining into the DB.

A. Sumps create boggy soil.
Why not let the Township handle it?

Barbara McParland – resident by DB- lengthy remarks re: status of the DB has changed, grasses planted and not maintained, trees planted don't do anything, kids can't fly kites, sled on hill, etc

Art Mardossian (tho he donated his time to Barb, voted to let him talk.) Q: does the church contribute to our DB maintenance?

8:20pm No Special Assessment for the Detention Basin so far. Discussion followed

8:24pm Plans were posted on the website for raising the budget for Parks, Rec, and Grounds

Wording for the dues increase was imperfect. Permanent increase of \$50, not increasing \$50 every year.

Why is there a Road Reserve when Wayne County pays to do the repairs. HOA does patching and small repairs.

Road Reserve will be reabsorbed into the budget balance.

Projected balance at end of year is about \$4000.

- 8:30pm Dues Increase to \$150 per year from 2018 forward.
Audience: YES= 34 NO= 7
Mail In: YES= 73 NO= 38
Increase carried
- 8:50pm Special Assessment of \$180 over 2 years (\$100 in 2018, \$80 in 2019)
Bob moved we table the Special Assessment until there's more info re: costs
Jim seconded, passed unanimously.
- 8:53pm Jim moved that we accept Budget #2 (with dues incr, without spec assessment)
Mary Ann seconded, passed unanimously.
- 8:55pm Jim gave info about a Township vote coming up.
- 8:57pm Resident expressed need to advise drivers to slow down. Many agreed.
- 8:58pm Theft of wheels recently reminds us to leave on exterior lights – it works.
Call police about dangerous parking situation near entry off 6 Mile.
- 9:00pm Jim moved to adjourn meeting. Jim Petruska seconded, passed unanimously.