



Northville Colony Estates
Homeowners' Meeting Minutes
April 5, 2018, 7:00 pm
Northville Township Hall, Northville, MI

Call to Order: 7:02 pm - David Rabahy

No Formal Roll Call or Reading of Notice - due to focus on Islands' Presentation.

34 residents in attendance plus 4 Board members present - David Rabahy/Pilar Fierro/
Karen Bell/Mahesh Bhandari.

Islands' Project Presentation - David Rabahy introduced Pam Csatari, Islands &
Grounds Chairperson

Pam gave an overview of the project, including options & plans, for the 9 Islands and introduced
Serge van der Voo, a professional landscape designer whom the board hired to provide a
cohesive island landscape design plan for our neighborhood.

Serge gave a narrated video presentation of his design work. His video showcased his
naturalistic approach to landscape design which requires less water and maintenance and
includes long blooming, long-lasting plantings. Before & after views were provided for each
island. (These designs were posted in March 2018 and are still available to view on nce345.org
under the **Island Project** tab.)

Q & A from homeowners. Concerns for courts to be safe for children and not have screened
areas. Decided to set up survey for homeowners living on the courts for detailed opinions. Post
meeting, the board made the decision that once the project is funded, then as each island is
selected for improvement neighbors adjacent to each island will be invited to voice opinions
from a select group of landscape plant options.

The funding proposal will be sent to homeowners during fall 2018 to vote concerning an
increased assessment for the next 2 - 3 years to fund the Islands Project.

Officers' Reports

No formal reports due to time constraints.

New Business

Two homes had cutoff sump pump lines from 6 Mile road construction which caused extreme water issues. Currently working with Wayne County to correct these problems.

Complaints of storage container in front of a home for a long time. Open building permit is still in effect.

Complaints of snowplow damage to mail boxes and lawns. Icy roads in some sections of the subdivision were a problem. It is not an easy job overseeing vendors, but will look into possibilities for a vendor change or addressing the issues with current vendor.

President Addresses Homeowners - David Rabahy

Encouraged homeowners to call and report township issues directly to Northville Township. The Board does not have the authority for many issues which are presented to them.

The Board tries to approach problems in the neighborhood in a neighborly fashion.

Encouraged homeowners to step-up and become a Board member or Committee member and help serve our community.

Detention Basin Update - Vice-President, Pilar Fierro

Improvements for the basin are not in the budget, but basin maintenance is in the budget.

Questions about drainage and grass covering much of this area.

Decision to have a separate meeting to discuss plans to deal with the stagnant water as well as other detention basin issues.

Treasurer Addresses Homeowner - Mahesh Bhandari

All expenses have been met and we came out a bit ahead.

It was a majority vote to increase Homeowner's dues by \$50 which went into effect February 2018.

\$5100 remains in the budget for roads. We can move it to general fund or leave it as is. A vote by the raising of hands decided to keep the excess money in reserve for roads for the future.

2017 Financials are available for review on the website.

Audit still not conducted.

Parks, Rec and Grounds Committee - Pam Csatari

Spring 2018 maintenance to begin shortly.

South Park - all trees need to be mulched which will be done this spring.

6 Mile Road going west from White Haven need attention and clean-up.

Social Committee

No committee members were in attendance.

Thank you to Dayna Goerke who is stepping down after a number of years of serving.

Welcome to Kristan Burke who replaces Dayna on this committee.

All Social Events will be posted on the website and/or be announced via eblast.

Meeting was adjourned at 8:49 pm