



Northville Colony Estates  
Homeowners' Meeting Minutes  
April 23, 2019, 7:00 pm  
Northville Township Hall, Northville, MI

Call To Order: 7:01 pm - David Rabahy

No Formal Roll Call

24 residents in attendance plus 4 Board members present - David Rabahy/Michael Garliauskas/Robert Veres/John Palmer. Karen Bell was absent.

Reading of Notice – David read notice of the meeting in Secretary's absence.

Reading of Previous Meeting Minutes - Minutes of previous meeting were recapped. Motion to approve was given and seconded from the floor. Minutes were approved by a majority vote.

Introduction of Board Members: David led introductions of board members and made plea to other residents to join the board in the future.

Officers' Reports

President's Report - David Rabahy

- Storm Water Basin - Northville Township clarified that the natural basin can be restored back to dry grassy area from natural wet area.

Replacement of inlet and outlet pipes to begin soon, which will aid drainage. Lawn cutting will commence once the basin is dry enough. French drains may be required to facilitate drainage, west inlet erosion, and issues with sump line discharge. The board is recommending that sumps be rerouted to the storm drain system or to a French drain.

- a) Do not run sump drain into sanitary drain
- b) TSP Environmental to perform repairs this summer after lawns are dry enough to perform the work (\$8,000 of \$22,000 paid as retainer). TSP was recommended by Northville Township Engineer, Jill Rickard, and was the only vendor willing to bid.

#### Action Items:

- 1) Inquire about Northville Township oversight of TSP repairs and obtain documentation that the association is in compliance with Township ordinances.
  - 2) Provide guidance on French drain protocol
  - 3) Provide guidance on sump connection requirements
- Audit Committee – we need volunteers to conduct an audit (fresh eyes look). The following residents volunteered: John McParland, Ron Pawlak, and Matt Hocking.

#### Vice-President's Report – Michael Garliauskas

Served as Property and Assets manager until John Palmer volunteered to fill role. Executed snow plow and lawn mowing contracts. Signed new lawn mowing company, which saved the association approximately \$200 per cut and will allow for more annual cuts and a fall cleanup.

Communication's Report - Karen Bell was absent.

David noted that more people prefer email communications. Will be discussing an opt-out option for the newsletter, which was mailed out earlier this month. The newsletter is posted on the website as well.

Reminder: check nce345.org often for new postings and updates.

Property & Assets – no report from recent volunteer, John Palmer.

#### Treasurer's Report – Robert Veres

Overview of 2019 Budget, which does not include the special assessment. The detention Basin Maintenance line item of \$5,200 is to cover any inlet/outlet repair overruns.

#### Committee Chairpersons Reports

- Social Committee - No committee members in attendance to report.
- Parks, Recreation and Grounds - Pam Csatori will be performing standard maintenance this year. Additional items to be considered include seasonal plantings, shrub trimming in park areas, Appleby Ct improvements, islands, west side of sub entrance. Pam hasn't completed walk-around yet, but will submit a list to the board to prioritize projects based on available funding.

Old Business - None

New Business

David noted that the drain lines were last power-augered in 2006. The board will investigate and provide cost data to support regular line maintenance.

Meeting was adjourned at 8:15 pm