



**Northville Colony Estates
Homeowners' Meeting Minutes
November 18, 2020 | 7:00 PM EST
Digital Meeting (Zoom)**

Call to Order: 7:03 PM EST – David Rabahy

Roll Call – David Rabahy

- No formal roll call was taken
- 15 households represented with five Board members present – David Rabahy, Robert Veres, Joseph Carroll, John Palmer, and Michael Garliauskas

Reading of Notice – David Rabahy

- Formally provided in the circulated newsletter, re-read by David

Reading of Previous Meeting Minutes – Joseph Carroll

- Previous meeting minutes were read with no modifications suggested from attending homeowners
- No disagreements or adjustments from the prior meeting

Officer's Reports

President's Report – David Rabahy

- Been aboard member for 30 years, is looking forward to fresh blood on the board
- Special focus on the storm drain system is needed
- Subdivision activities were limited by COVID in 2020
- We would like to see greater participation from the homeowners at the association meetings, but it is believed that low participation is a sign that things are going well
- Bob and Joseph (but mostly Bob!) championed an approach which prevented door knocking for dues and collections
 - One lien was placed on a property
 - It is expected that things go very smoothly next year as well

Vice-President's Report – Michael Garliauskas

- Our snow plow service is contracted again this year
 - March 31st is the deadline for complains about the service, with the formal policy being available on the nce345.org website
- Lawn service is finishing up for the year, with fall cleanup taking place soon
- TruGreen services are being requoted for fertilizer and a higher volume of applications for the next year

Secretary’s Report – Joseph Carroll

No report was required for this meeting.

Property & Asset Report – John Palmer

- The board is looking to centralize file storage into Google Docs to ensure easy transitions and transparency
- Surveys are being conducted form the Google Docs system, with positive feedback thus far
 - 11 responses were provided for the newsletter survey

Treasurer’s Report – Robert Veres

- The subdivision is in a healthy place financially, and is preparing for large, future expenses
- There was a typo in the rainy day / opportunity fund where the actual is supposed to be \$8757
- If the next year’s budget is adopted as proposed, the Section 16 Basin Reserve will reflect the largest change (increase) in 2021 year-end available funds
- Storm drain maintenance was lower this year
- Section 16 dues are increasing form \$20 to \$40 per yea to begin accumulating funds for the “big dig” storm basin repair in the next 4-6 years
- 2021 budget overview includes:
 - Carry over budgets across nearly all categories
 - Roughly \$2,200 in grounds maintenance is being rolled over into 2021 due to tree trimmers not being able to make it out this year (COVID)
 - \$2,000 in an island improvement as requested by homeowners
- **The 2021 budget was unanimously approved**

Committee Chairpersons Reports

Parks, Recreation, and Grounds – Pam Csatari

- Tree pruning was moved to 2021 January to obtain a cost discount
- Appleby Ct. landscaping was installed and is doing well, the Ct is pleased with the outcome
 - Residents surrounding the court have volunteered to help water and do basic maintenance to this location

- There is a dead tree in north park which will need to be removed – Pam is looking at opportunities to remove, estimating \$600 for removal
- Pam is looking into opportunities to trim the bottom of trees in park locations to help mowers get closer to the trunks
- The subdivision entrance will be getting some extra attention in 2021

Website – Bob Tripi

- Launched a new website for the HOA in 2020, with a responsive (desktop and mobile friendly) design
- The website has seen more than 1,000 visits from search engines

Old Business

- Two homes had sump lines disrupted by the six mile road makeover, which has been resolved
- There is still a need to coordinate with Northville Christian for their water runoff
- There are multiple homes that are discharging water into the storm basin, damaging the walls and furthering the need for repair

New Business

- The increase in the Section 16 assessment was discussed, with the justification that the sidewalls are being compromised by illegal discharge from homes into the basin and the future “big dig” required to maintain the basin
 - The previous dig was roughly \$85,000 with the new dig forecasted at \$100,000
- A resident requested discussion regarding speed bumps in the subdivision
 - Northville Township did a speed study on White Haven – there is a need to follow-up on this study
 - Northville Police may be willing to patrol and enforce speed limits

Subdivision Updates

- ✓ Reminder to put a sign in the subdivision entrance for future HOA meetings

2021 Board Member Election – Led by David Rabahy

- The current board, less David Rabahy, ran for re-election
- Mahesh was an additional candidate (returning from a prior Board membership)
- John Palmer, Bob Veres, Michael Garliauskas, Joseph Carroll, and Mahesh Bhandari were elected by unanimous vote

The meeting was adjourned at 8:33 PM EST

Secretary's Update | December 23, 2020

Board member assignments for 2021 were assigned as follows:

Mahesh Bhandari, President

Michael Garliauskas, Vice President

Bob Veres, Treasurer

John Palmer, Communications/Secretary

Joseph Carroll, Asset Manager