



**Northville Colony Estates
Homeowners' Meeting Minutes
May 21, 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.
- 19 households represented with four Board members present – David Rabahy, Robert Veres, Joseph Carroll, and Michael Garliauskas. John Palmer was absent.

Reading of Notice – Waived for this meeting.

Reading of Previous Meeting Minutes – Joseph Carroll

- Previous meeting minutes were read with no modifications suggested from attending homeowners.
- Additional input was provided by David Rabahy.

Officer's Reports

President's Report – David Rabahy

- The association is doing well, despite COVID. All standard activities of the association have continued with minimal impact.
- Conversations with adjoining properties, such as Northville Christian, are taking place with regard to water runoff/issues.
- There is great concern over the integrity of the storm water basin sidewalls, with multiple homes discharging roof/gutter water into the basin which is causing damage.
 - A question was raised regarding the legality of this, which is under investigation.
- There have been multiple communications with Northville Township to update contact information for elected HOA stakeholders.
- The board is hoping to return to face-to-face meetings in the Fall, post-COVID.

Vice-President's Report – Michael Garliauskas

- Our snow plow service is working to resolve a few outstanding issues/damage from last year's plow services, but meeting attendees seemed satisfied with the services so far.
- Lawn mowing services have resumed within the HOA, following a short delay due to COVID restrictions on non-essential services by the State of Michigan.
 - Compliments were received on the status of North Park, stating that the lawn was double-cut in some areas to improve appearance.
- The lawn service will clear out the overgrowth in the catch basin for \$1,500, pending word from the HOA to move forward with this service.
 - Dependent on the roof/gutter discharge issue being resolved.

Secretary's Report – Joseph Carroll

No report was needed for this meeting.

Property & Asset Report – John Palmer (absent)

Treasurer's Report – Robert Veres

- An email communication was sent out to all homeowners with an email address on record, with paper copies being sent to those without a known address or upon request. Please email hoa@nce345.org to add or update your address to receive future communications digitally.
- Financial balances remain strong, though have decreased due to one-time and on-going expenses, including:
 - North Park asphalt maintenance
 - Appleby Ct. island
 - Weed control
 - Snow removal
- HOA is pacing to remain on budget for the year
- Nearly every property paid association dues on time or within the grace period this year – thank you!

The financial summary and HOA payment history shared during this meeting is located in the Appendix

Committee Chairpersons Reports

Parks, Recreation, and Grounds – Pam Csatari

- The work to refurbish the Appleby Ct. island is fully funded and will be starting soon. Plant materials are being delivered to our vendor and select items have been tagged for installation.

Appleby Ct. residents will receive a note with any pertinent updates and installation information.

- Tree trimming will be taking place on Dunswood Rd. near the entrances, where homeowners have stated that branches are starting to encroach on the road. Expect to see the bottom 3-4 feet of branches cut off to keep the trees healthy and safe.

Old Business

- Concerns regarding unintentional salt bin removal remain open and will be addressed with GFL as we enter the fall/winter months.
- The by-law change for a tiered late payment penalty was voted for and passed during the Fall 2019 HOA meeting. This has been met with great success, resulting in nearly every home paying dues within the grace period.

New Business

No new business was discussed.

Subdivision Updates

- The township has installed a water meter at the subdivision entrance, and the HOA will be activating the irrigation system shortly.
- Wayne county has taken out large sections of Dunswood Rd., which will be replaced with new concrete in late May and/or early June. The crew making the repairs has been observed as respectful of surrounding properties and homeowner concerns thus far.
- The walking path will be resurfaced on the 28th of May, and is expected to take one day to be completed. Repairs will include any necessary patching, filling, and a new covering for the path.
 - ✓ ***Residents are asked to remain off the path for two days following completion to ensure the stability of the repairs.***

The meeting was adjourned at 7:42 PM EST.

Appendix

NCE 3-4-5 Homeowner Association Financial Summary

Cash Allocation	Balance 12/31/2019	Budget on 12/31/2020	Notes
Working Balance	\$17,959	\$2,254	Balance decrease due to one-time and on-going expense such as: North Park Asphalt Maintenance, Appleby Ct. Island, Weed Control, Snow Removal.
Storm Drain Reserve	\$900	\$-	Balance Transferred to Section 16
Rainy Day/ Opportunity	\$8,727	\$10,027	Increase in Fund Balance
2019 Special Assessment	\$353	\$-	Balance Transferred to Section 16
Section 16		\$7,553	Assessment for future repairs.
Totals	\$27,938	\$19,833	

The Homeowner Association approved changes to the Bylaws at the November 5, 2019 meeting replacing the \$25 dues late fee with a Tiered Late Penalty Fee. The by-law change has resulted in substantial improvement in on-time payment.

Dues Status- May 1, 2020			
Fully Paid By	No. of Lots	Cumulative	Comments
02/15/20	301	301	Dues Paid by Due Date
02/29/20	9	310	Dues Paid by End of Grace Period
05/08/20	6	316	Dues Paid and Penalty
Not Paid	1		Unpaid Balance & Late Fee Due
	317		

In 2019, dues payments were made at 31, 37, 42, 48, 59, 59, 74, 74, 85, 86, 110 and 147 days late.