



**Northville Colony Estates
Homeowners' Meeting Minutes
September 27, 2018, 7:00 pm
Northville Township Hall, Northville, MI**

Call To Order: 7:00 pm - David Rabahy

No Formal Roll Call

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

Reading of Notice - Secretary reads out notice of the meeting.

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.

Election of 2018-19 Board - David announced that 3 Board members (Pilar Fierro, Mahesh Bhandari & Peter Kohlert) were resigning and that nominations for new Board members was now open. Pilar defined the Board positions and recapped time involvement. Mahesh promoted the importance of serving on the Board. Bob Veres was nominated and seconded from the floor. Mike Garliaukas was nominated and seconded from the floor. No further nominations occurred. Board Members returning for 2018-19: David Rabahy & Karen Bell. These 4 individuals were elected tonight leaving 1 empty Board position which is not compliant with the By-Laws. The By-Laws, Article IV, calls for 5 members to seat the Board of Directors. The Board will continue to reach out to neighbors for a 5th member to serve.

Officer's Reports

President's Report - David Rabahy

- **Storm Water Basin** - Northville Township recommends transitioning from dry grassy area to natural wet area. Waiting for quotes on unexpected, but required maintenance. Pipe has holes, west inlet erosion, and issues with sump lines discharge. Researching water-tolerant plantings and how to control invasive plants.

- **Grounds/Islands** - these have been neglected severely for years. Only the basics have been done. Many thanks to the outstanding job Pam Csatari has done as a volunteer for grounds with the budget available as well as other volunteers who step in when needed. The playscape's broken airplane was removed & toy car seats need replacing.
- **Roads** - mostly in good shape with some problem areas of ponding and weeds growing in cracks.
- **Snow Plowing** - looking for a new vendor for this season.
- **Special Issue** - two residents on Dunswood having issues with storm drain system since 6 Mile Road construction.
- **Financials** - 100% of the 2018 Annual HOA dues were collected. Budget was adhered to.
- **Term Limits for Board** - Should there be term limits for Board members? This was rejected by a 'show of hands' vote.
- **Social/Volunteers** - We have many new residents in the subdivision. Each receive a welcome gift of baked goods when they move in. Thank you to all of the volunteers on the social committee. Website is in great shape.

Vice-President's Report - Pilar Fierro

Contacted vendor concerning detention pond and the estimated cost was quite high. A professional is needed to do this job. Proposal from the floor to create a Detention Pond committee to help look into various solutions for this immediate problem. This proposal was seconded from the floor and sign-ups will take place at the end of the meeting.

Communication's Report - Karen Bell

Two newsletters created and mailed to homeowners in 2018. These are posted on the website as well. Reminder to check the website often for new postings and updates.

Property & Assets - no report. Pete Kohlert was absent.

Treasurer's Report - Mahesh Bhandari

All expenses were met and we came out a bit ahead. Reviewed and addressed questions concerning the 2019 Budget. Audit still not conducted.

Committee Chairpersons Reports

- **Audit & Social Committees** - No committee members in attendance to report.
- **Parks, Recreation and Grounds** - Pam Csatari shared detailed clean-up efforts concerning the west side of 6 Mile Road as well as continued efforts to keep the park areas

and islands cleaned up. Thank you to the few volunteers that have come to help. There were no available resources to do anything further. Please email the HOA Board if you see anything that needs attention. Michelle Manross has volunteered to co-chair the Island Committee.

Old Business

Detention Pond Committee will be formed to research solutions to this problem per previous discussion while HOA Vice-President addressed the homeowners.

Islands' Project - Pam Csatari gave an overview of the Islands Project and answered last minute questions from the homeowners concerning the funding proposal.

New Business

Vote for the 'Island Project Special Assessment' was rejected. Yes votes= 53; No votes=124; 177 homeowners did not vote concerning this assessment.

Suggestion from homeowner for an "archivist" for the HOA. Anyone who would like to volunteer for this position is welcome and can contact the board if they would like to do this.

Motion was made and seconded from the floor to approve the 2019 Annual Budget. Budget was approved with a majority vote.

Meeting was adjourned at 9:04 pm

