



**Northville Colony Estates  
Homeowners' Meeting Minutes  
November 10, 2021 | 7:00 PM EST  
Northville Township Hall**

**Call to Order: 7:01 PM EST** – Mahesh Bhandari

**Roll Call** – Mahesh Bhandari

- No formal roll call was taken.
- 21 households represented with four Board members present – Mahesh Bhandari, Robert Veres, Joseph Carroll, and Michael Garliauskas.

**Reading of Notice** – no Secretary present

- Provided in the circulated newsletter.

**Reading of Previous Meeting Minutes** – no Secretary present

- Previous meeting minutes were posted on the website and were not read.
- No disagreements or adjustments from the prior meeting.
- Motions to approve: Pam Csatari → Seconded by Joe Hetu.
- Unanimously approved.

**Officers' Reports**

**President's Report** – Mahesh Bhandari

- Welcome back to in-person meetings.
- If not currently receiving notices from the HOA via email, please update your email.

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

- Completed turnover of remaining Property & Asset Manager items to Joseph Carroll.
- Addressed several Building and Use Restriction violations related to fences.
- Supported Detention Basin improvement project.

## Communications/Secretary's Report – (Secretary position vacated)

No report was required for this meeting.

## Treasurer's Report – Robert Veres

- Bob provided Summary of 2021 Financial Report and Budget and 2022 Budget Overview.
- Very few late fees. Four homeowners have not paid detention basin assessment.
- We are under budget based on Joe Carroll's effort to enter into a Master Services Agreement (MSA) with Faith Lawn.
- The MSA includes:
  - Lawn Maintenance, mulch, weeding
  - Snow Plowing
  - Holiday Lights
  - Fertilizing is not part of the Faith contract
- Dues will remain the same in 2022.
  - \$150 for Dues
  - \$40 for the Section 16 Fund
- Withheld tree maintenance in 2021 that we will spend next year.
- There will be no mulching expense next year.
- **The 2022 budget was unanimously approved.**

## Property & Asset Report – Joseph Carroll

- Big win for the year was the MSA we signed with Faith Lawn.
- Faith is responsible for grass, mulch, weeding, and snow plowing.
- Faith to experiment with other types of holiday lighting configurations.
- The last mow in the North Park that caused the ruts was a mistake acknowledged by Faith.
- If you see areas for improvement, please don't hesitate to reach out.
- Property maintenance remains the single largest line item in our budget.
- We have one or two more cuts left this year.
- Faith is a smaller business:
  - Minimal debt
  - Approximately 7 employees
  - COVID impacted them and they recently missed two cuts
  - Alex (owner) pays his people well
  - Faith specializes in commercial, but they do some residential
- Thank you to Pam Csatori for her assistance in managing Faith.
- Regarding mulch in the play area, it was put on thick but degraded faster than expected. We may increase frequency or move to a more durable rubber mulch.

## **Committee Chairpersons Reports**

### **Audit Committee (no current members)**

- No report
- Volunteers: David Rabahy and Steve Fabinski

### **Parks, Recreation, and Grounds – Pam Csatari**

- Focus has been on looking for overall ways to improve the look of the subdivision and tree management.
- Gordon's Tree & Shrub will be pruning and limbing up trees in North and South Parks.
- Removed ash tree in the South Park.
- Pruned trees at Six Mile entrance.
- Cars ran into boxwoods at main entrance island – replaced with evergreens.
- South Park tree damage due to storms cleaned up – will be removing trees in January 2022 to take advantage of the winter discount.
- Focus in 2022 on continuing improvement and maintenance.
- Island improvements planned to include potentially removing lava rock.
- Canadian thistle has been a problem – we have a good partner with Faith to help control.
- Island Plan design work still exists – may propose to board in 2022 consideration of a full plan to improve islands vs. spreading improvements out over multiple years.

### **Social Committee – No members present. Summary of 2021 events provided by Mahesh Bhandari**

- Santa Sleigh will take place again this year
- Road Rally
- Garage Sale
- We did not do the Bounce House this year
- Halloween Walk

### **Old Business**

- Detention Basin
  - Kensington's project to clear out the basin, create a swale, and dig out the plunge pools will commence around week of Thanksgiving. They have already been out twice to drain water from the basin.
  - Amount collected for project is \$62,160 which includes an additional 10% to cover a potential overage.
  - The Township Engineer, Tom Zeimet, is involved. He met us and the vendor at the basin and he indicated that we do not need a permit.
  - Cattails caused many problems, and we will likely need to spray in the fall after the project to prevent reemergence.

- We need to plan for annual maintenance going forward.
- Northville Christian is hooked into our system near Dunswood/Weatherfield and not currently contributing to our expenses. The Board is currently addressing the issue with Northville Christian's Board.

## New Business

- Bylaws Update Vote
  - Accounting funds for section 16 will be kept separate. This Bylaw change will officially define and ensure current accounting practices remain in place permanently.
  - **VOTE: The proposal PASSED with 48 YES votes and 3 NO votes.**
- Play Structure Vote
  - Proposed professional 4 swing units with a toddler-style seat. Structure is a 5 inch A Frame with a single beam.
  - Expected to last 30-40 years with minimal maintenance.
  - The initial quote consists of \$5,730 for professional installation plus \$5,300 for the structure and special mulch and perimeter border.
  - American Parks recently increased pricing due to cost of swing.
  - Reducing from 5" to 3" reduces cost but reduces life by about 10-years.
  - **VOTE: The proposal DID NOT PASS with 29 YES votes and 21 NO votes (58% YES – 2/3 majority is required to pass).**
- The Board will be evaluating Property Management Companies
  - Due to the lack of residents willing to volunteer to serve on the HOA Board, the Board will be looking into a management company as a backup option so residents are aware of the potential cost.
  - We will still need a board, but most of the work would be managed by the management company.
- Residents brought up concerns regarding people walking unleashed dogs.
  - Dogs must be leashed per Township Ordinance and State Law.
  - Board will continue to put reminder notices in every newsletter.
  - Board will consider installing a signs at park entrances.
  - Pam Csatari volunteered to help with this initiative.
- Residents remain concerned about speeding problem in the neighborhood.
  - We cannot install speed bumps due to snow plowing
  - Joe and Mahesh – Dialogue ongoing with Northville Twp police
  - We have the option to pay \$600 - \$1000 for speed radar equipment
  - David Rabahy stated that we should continue to calling the police. They will track the complaints.

## 2022 Board Member Election

- The current board ran for re-election.
- Two additional candidates, Matt Hocking and Steve Fabinski, were included in the vote.

## Board Voting Results

- 18 votes – Joseph Carroll
- 17 votes – Mahesh Bhandari
- 17 votes – Robert Veres
- 17 votes – Mike Garliauskas
- 15 votes – Matt Hocking
- 6 votes – Steve Fabinski

***The meeting was adjourned at 9:04 PM EST***

## ***Post-Meeting Update | November 23, 2021***

Board member assignments for 2022 were assigned as follows:

**Joseph Carroll**, President

**Mahesh Bhandari**, Vice President

**Bob Veres**, Treasurer

**Michael Garliauskas**, Property & Asset Manager

**Matt Hocking**, Communications/Secretary