



Northville Colony Estates HOA Meeting Minutes

Date: Wednesday, May 4, 2022
Time: Meeting started at 7:03pm - Northville Township Hall
Facilitator: Joe Carroll, President
In Attendance: Mahesh Bhandari, Vice President
Bob Veres, Treasurer
Mike Garliauskas, Asset Manager
Matt Hocking, Secretary
No. of Residents Attending: 12 (reference sign-in sheet for attendees names)

Introduction of Board Members

- Each Board member spent a few minutes each introducing themselves to the attendees.

Meeting Minutes

- Board members reviewed and approved meeting minutes from the November 2021 HOA meeting.

Officer's Report - President

- Thanked all residents for taking the time to come and participate in the meeting.
- HOA Board has discussed the need for better communication or clarification to the residents regarding the requirements for submittals for various property improvements and the process the Board must follow for review and approval of these submittals. This will allow the Board to try to be more proactive and transparent on these issues.

Officer's Report - Vice President

- Detention Basin Maintenance - Improvements:
 - The last significant maintenance work performed on the detention basin was the "big dig" back in 2007 that excavated and re-graded the basin.
 - Since that time, the basin has accumulated more sediment which has created issues with proper drainage of the basin after storm events.
 - After various Board discussions on what scope of work should be performed as part of a new basin maintenance program, a company was contracted to commence basin improvements starting in November 2021, which continued

through the winter months of 2022, and with the completion of the work by late Spring of 2022.

- The Township approved of the scope of work to be performed by means of coordination by the HOA Board and the contractor.
- The HOA Board has communicated and will continue to communicate with the Northville Christian Church regarding the maintenance of their stormwater management system as their system ultimately discharges into the NCE345 stormwater management system.
- Storm Drain Issues:
 - The HOA Board contracted to have a few storm drains cleaned out due to sump line backups.
 - The HOA Board recently re-contracted with MetroSewers for this service as the previous vendor fees were becoming to costly.
 - Repairs are done as needed due to budget restrictions.
 - The Board has in the past submitted “tickets” to Wayne County, but have received no response as yet.
 - Resident discussed ongoing issue regarding a catchbasin overflowing in the rearyard of 16940 Dunswood that backs up to the adjacent court.
- Speeding Issues:
 - Board has received complaints regarding speeding (i.e. exceeding 25 mph) and driving through stop signs within the subdivision.
 - A resident inquired about installing “speed bumps”, but the Board has concerns that this will make the situation worse and possibly more dangerous.
 - Electronic speed signs were posted by the Northville Township Police in the past, but only on a temporary basis. These electronic signs seemed to reduce speeding and improve the situation where the signs were located. In order for permanent signs to be installed, this would need to be completed at the HOA’s expense, the NTPD will not install them.

Officer’s Report - Secretary

- Discussed recent issued Spring 2022 newsletter. Asked how many residents read it and asked for feedback on contents residents may want information on.

Officer’s Report - Treasurer

- Discussed current financial summary in detail for residents along with status of budgets.
- 1090Z tax form submission deadline is June 30th, possibility of applying for a 6 month extension.
- Asked residents if they or someone they know in the subdivision is a CPA that would be willing in the future to work with the Board Treasurer on reviewing the tax forms before final submission to the IRS.

Officer's Report - Asset Manager

- Contract Updates:
 - Contracted with a new vendor associated with providing fertilizing applications for the grounds, as the new vendor will be providing more applications.
 - A master service agreement (MSA) with Faith has been renewed for the time period of April 2022 thru March 2023, which includes lawn maintenance and holiday lights. The contractor will be attempting to cut more of the lawn surface within the bottom of the detention basin to increase drying the soils. Faith will be performing a total of 28 lawn mowings over the season. Cuts will be performed on the Fridays before holiday weekends in order to have the open space freshly cut for those weekends.
- The rubber tires on the car play structure in the north park will be repaired by a member of the Board.
- The Board is continuing to coordinate with Pam Csatori (HOA Grounds Representative) on continuing improvements associated with landscaping for the court islands. She will provide a separate report on this item.
- The Board is researching the replacement of the existing mulch for the playground area in the north park. Best mulch researched so far consists of a debarked-double shredded material. Proposed improvement costs will be within the budget limits established for playground improvements.

HOA Grounds Report - Pam Csatori

- Resident inquired on the feasibility of planting flowers (Annuals) for the entrance off of Six Mile Road. No flowers are recommended to be planted around perimeter of the subdivision sign at the entrance due to placement of mulch that impedes growth and past impacts by vehicles entering and leaving subdivision. Pam will study the feasibility of various possible plantings that could be proposed in lieu of annuals, but must keep improvements within the limits of the current budget for landscaping improvements.
- Significant court island landscape improvements were previously proposed in conjunction with a master landscaping plan, but these improvements would require funding via a special assessment, which was previously voted down by the subdivision. Existing budget limits basically allows for minimal maintenance to be performed in order to keep the islands looking presentable.
- There have been several trees within open space / parks areas that are in need of removal. Pam has been working with Board on coordinating this work, but may require phasing of the work as tree removal costs can be expensive, especially due to contractor insurance requirements.
- There has been more focus recently on trying to keep the park areas cleaned, especially of various debris.

- Faith (MSA contractor) has been doing a good job of keeping weeds to a minimum and improved care for the main entrance.
- If any residents have recommendations for proposed improvements associated with the parks, recreation and grounds areas, please contact Pam. Any assistance and/or ideas is truly appreciated.

Residents Concerns / Issues

- Road Repairs - Trip Hazards
 - Board stated that Wayne County has jurisdiction over the roadways / streets within the subdivision. Any issues should be directed to them. The Board will provide assistance as much as possible.
 - The HOA has in the past approved of a special assessment that was used to fund substantial road repairs within the subdivision that was managed by the Board. This was done because the County was not responsive to past requests by the Board to perform the necessary repairs. The County did perform some repairs after the HOA special assessment was in progress. Special assessments are typically proposed by the Board when substantial repairs are needed throughout the subdivision and not for isolated issues.

Social Report

- Gwen Paradowski continues to prepare “welcome to the neighborhood” packages for all residents that move into the subdivision.
- Clancy Horgan continues to communicate with social committee for NCE 1-2 on social events for combined events.
- There will be no multi-sub garage sale this spring.
- Northville Commons contracts with a food truck that serves dinner meals every Wednesday. Location of the food truck can be found on the Northville Commons website as the truck changes locations on a weekly basis.
- HOA Board has in the past looked into providing this service directly to the NCE 3-4-5 residents, but food truck companies require lengthy contracts.

New Business - Discussion regarding new swing set for North Park

- President provided details regarding preliminary HOA Board discussions regarding this item.
- Potential of this item being proposed for funding approval by the residents at the Fall HOA meeting.
- The President will do more research on possible structures and associated costs and obtain quotes. Resident mentioned about the possibility of them getting a lower cost on a structure, will do some research as well.

- It was mentioned by a resident that the existing play structure was installed with both HOA funds and private resident donations. President mentioned the possibility of starting a donation drive to obtain funds.
- Treasurer stated that funding for a new play structure would need to be a separate capital improvement item, not to be included as part of general expenditure budgetary items.

New Business - Dues Increase

- The Board discussed with residents regarding proposing a dues increase at some point in the future in order to keep with HOA budgetary expenditures. Residents attending the HOA meeting seemed to offer some support on this issue and recommended bringing it up as a proposal in the future when necessary.

Meeting adjourned at 8:39pm