



**Northville Colony Estates
HOA Meeting Minutes
Fall 2022**

Date: Wednesday, December 7, 2022
Location: Northville Twp. Hall
Facilitator: Mahesh Bhandari, Vice President
In Attendance: Bob Veres, Treasurer
Mike Garliauskas, Asset
Manager Matt Hocking,
Secretary
Bob Tripi, HOA Website
Pam Csatari, HOA
Grounds
Absent: Joe Carroll, President

1. Meeting Called to Order:

- Mahesh Bhandari (Vice President) called the meeting to order at 7:05pm.

2. Quorum:

- More than seven (7) members of the HOA, in good standing, were present for the meeting thereby providing quorum.

3. Approval of Spring (May 2022) HOA Meeting Minutes:

- Spring (May 2022) HOA meeting minutes presented by the Board, membership presented motion to approve, seconded and approved by voice vote.

4. Officer's Reports:

President & Vice President (Mahesh Bhandari):

- Joe Carroll was unable to attend the meeting due to illness. Mahesh, as Vice President, to run the meeting and provide President and Vice President Reports.
- Mahesh provided quick update on status of Detention Basin improvements, since this item will be presented in more detail later in the meeting. A few members commented on how pleased the project turned out.
- A member asked about sump line discharge issues. Mahesh stated the Board is still working on this issue.

Communications (Matt Hocking):

- Matt provided updates on the meeting minutes for the Spring (May 2022) HOA meeting, various Boarding meeting during the 2022 calendar year, only newsletter issued was Spring 2022, the fall newsletter was delayed til Spring 2023 due to coordination for the proposed 2023 budget.

Treasurer (Bob Veres):

- Bob gave presentations on the financial summary for fiscal year 2022 and the proposed budget for fiscal year 2023. Bob discussed the proposed budgetary increases for fiscal year 2023, specifically regarding grounds maintenance. Bob indicated budget increases are due to increases in quotes from contractor due labor / fuel costs. Contractor currently used by the HOA Board for grounds maintenance was lowest of all quotes obtained by the Property & Assets Manager (Mike), including some negotiation on fee reductions for the 2023 season.
- Bob discussed the reasons for the increase in the HOA dues in regards to the proposed 2023 Budget and projected budgets into 2027.
- A member wanted clarification regarding the difference between the HOA dues and the Section 16 assessment fee, which Bob provided an explanation.

Property & Assets Manager (Mike Garliauskas):

- Mike stated the request for quotes (RFQs) were sent to five (5) contractors for HOA maintenance. Four (4) contractors had provided the requested quotes, the Board was still awaiting receipt of the fifth quote. Board has utilized received quotes in terms of preparing the proposed 2023 budget.
- Mike stated that improvements to the playground in the north park have been completed. The contractor removed 3-inches of old mulch, placed new fabric on the subgrade, then placed 3-inches of new mulch material. Repairs were also completed to fix the tires on the car (jeep) playstructure.

5. Reports from Committee Chairpersons:

Audit Committee (Mahesh and Bob V.):

- This committee has not been formed as yet and is long overdue to be performed. The Board is looking for volunteers to serve on the committee. A few members expressed interest in serving, will provide contact information after the meeting.

Parks, Recreation & Grounds Committee (Pam Csatari):

- Pam provided update on items worked on during the 2022 calendar year, indicated she coordinates with the grounds contractor (Faith) on various maintenance items.
- A discussion was held with members regarding plantings for the entrance island at 6 Mile Road, discussed planting mums.
- Pam provided update on the status of landscaping at the islands at Dunswood and Dunswood Court. Some limbs on the trees were removed. A member made comment regarding the removal of the limbs which has caused an increase in headlights being

visible by passing vehicles. In addition, the member stated the trees in the Dunswood island are diseased.

Social Committee (Clancy Horgan & Gwen Paradowski):

- Clancy Horgan & Gwen Paradowski were not able to attend the meeting, Mahesh presented their report.
- Santa Claus will be visiting the subdivision on Sunday, December 11, 2022 in the north park from 10:00am to 12:00pm.
- Gwen Paradowski has decided to retire from her position on the Social Committee, the Board recently received an email from her regarding her resignation. Gwen was instrumental in providing welcoming kits for all new residents that have moved into the subdivision over the last 10 plus years. The Board thanked her for her service and appreciates all she has done to make the subdivision a welcoming place to live.
- The Board is looking for new volunteers to replace Gwen and assist Clancy on the Social Committee going forward. Anyone interested in volunteering can contact the Board.
- A member asked if there would be a subdivision wide garage sale scheduled for 2023. Mahesh stated that one has not been scheduled, but is usually the weekend before Memorial Day in May, but that members can have their own individual garage sale if one is not coordinated for the subdivision as a whole.

6. Transaction of Old Business

Detention Basin Work:

- Mahesh provided additional update to the Vice President's Report on this item.
- It took six (6) months for the contractor (Kensington) to complete the project. A punchlist inspection will be performed by the Board in Spring 2023 which may identify some items that may need to be addressed by the contractor, such as additional seeding if vegetation has not been established in areas.
- A member asked about the mesh that has been left in place due to the seeding. The grounds contractor (Faith) has cleaned up a portion of the mesh but not all of it.

7. Transaction of New Business

Review of 2023 Budget:

- Bob V gave presentation on 2023 budgets, one with the proposed \$90.00 HOA dues increase, and one without the proposed HOA dues increase.
- A former president of the Board mentioned that historically speaking, NCE345 has always had the lowest dues in comparison to the other HOAs within the Township.

Bylaws Update Vote – Proposed \$90.00 Dues Increase:

- Ballots of HOA members in good standing were received by the Board regarding the proposed bylaws update of a \$90.00 increase in HOA dues starting in the 2023 fiscal year. A total of 89 ballots were received, either in-person or by proxy. The ballots cast

resulted in 64 yes votes and 25 no votes. The ballot measure was approved by 71.9% of the members, exceeding the two-thirds (66.67%) requirement of the bylaws. Therefore, the HOA dues will increase from \$150.00 to \$240.00 starting in 2023. The \$40.00 for the Section 16 assessment is still required to be paid separately by all members of the HOA.

Approval of the 2023 Budget:

- Due to the result of the Bylaws update vote on the increase in the HOA dues, the 2023 budget that included the dues increase was approved by the HOA members.

Election of the 2023 HOA Board of Directors:

- All current member of the 2022 Board of Directors were renominated and accepted being candidates for election, with the exception of Joe Carroll (President) who declined to be a candidate prior to the meeting.
- Steve Fabinski was nominated and accepted being a candidate for election.
- Five members were listed on the ballot. They are as follows: Mahesh Bhandari, Matt Hocking, Bob Veres, Mike Garliauskas and Steve Fabinski.
- Ballots of HOA members in good standing were received by the Board regarding the election of 2023 HOA Board of Directors. A total of 25 ballots votes were received, all in-person. All five candidates were elected to serve on the 2023 Board of Directors. The new Board will meeting in the near future to determine officer positions for each director.

8. Adjournment (Mahesh):

- Next HOA meeting (Spring 2023) will be held on Wednesday, May 10, 2023 at 7:00pm at the Northville Twp. Hall.
- Meeting was adjourned at 8:25pm.