



Northville Colony Estates *Phase 3-4-5*
HOA Meeting MINUTES
Fall 2023 - Nov 1

Date: 7:00 pm Wednesday, Nov 1, 2023

Location: Northville Twp. Hall

Facilitator: Matt Hocking, Board President

Homeowners' Association Board:

Joseph Carroll, Board Vice President

Bob Veres, Board Treasurer

Mike Garliauskas, Board Property & Assets Manager

Steve Fabinski, Board Secretary

1. Meeting Call to Order: 7:01pm

2. Quorum: 7 members in good standing.

3. Approval of Spring (May 2023) Meeting Minutes:

- Approved unanimously.
- Board member introductions.

4. BUR enforcement litigation.

- Board contractually mandated to enforce BURs.
- Resident question re: timing of enforcement decision and projected cost.
- Board comments limited due to in-process litigation.

5. Officer's Reports:

- President (Matt Hocking):
 - BURs vary for three phases of home construction.
 - Recreation vehicle parking, road intersection sight distance are being enforced.
 - Whole house generators and all other exterior improvements should get

HOA approval IN ADVANCE.

- Question from resident re: enforcement criteria for line item 4 above.
- Vice President (Joseph Carroll): Shared concerns about speeders, particularly in Dunswood and White Haven areas closer to Six Mile Entrance.
- Secretary (Steve Fabinski): Invited suggestions for improvements that can be made to newsletters or communications in general.
- Treasurer (Bob Veres): 2023 financials with projections to year's end to be presented in New Business Section.
- Property & Assets Manager (Mike Garliauskas):
 - Invitation to all to serve on board.
 - Highlighted cattail, mowing, snow removal and maintenance efforts.

6. Reports from Committee Chairpersons:

- Santa in the Park coming up (Matt)
- Parks, Recreation & Grounds Committee exciting upgrades (Pam Csatari):
 - Six Mile Road area improvements pending including wild growth clean-up.
 - White Haven island improvement.
 - Landscape berm near play-scape clean-up.

7. Transaction of Old Business

- Detention basin in good condition following re-build.
- Cattails abatement being done on regular intervals.

8. Transaction of New Business.

- Budget 2023 review (Bob V)
- Approval of 2024 budget. J. Petrie moved to approve , P Csatari 2nds, Passed by voice.
- 2024 board members election. J. Petrie, S. Fabinski, Bob Veres, J. Carroll, M. Hocking elected for 2024 Board.
- Resident asked for support in dealings with WOW fiber optic boring project along Six Mile Road.
- Interested members encouraged to serve on board, including discussion on how the best way to see desired change is to serve on Board.

9. Adjournment (Matt): Jim Petrie moved to adjourn.