



**Northville Colony Estates *Phase 3-4-5***  
**HOA Meeting MINUTES**  
**Spring 2023 - May 10**

**Location:** Northville Twp. Hall  
**Facilitator:** Mahesh Bhandari, President  
**In Attendance:** Matt Hocking, Vice President  
Bob Veres, Treasurer  
Steve Fabinski, Secretary  
Pam Csatari, HOA Grounds  
**Absent:** Mike Garliauskas, Asset Manager  
Bob Tripi, HOA Website

- 1. Meeting Called to Order:** Mahesh Bhandari (President) called the meeting to order at 7:02pm.
- 2. Quorum:** More than seven (7) members of the HOA, in good standing, were present for the meeting thereby providing quorum.
- 3. Approval of the Fall (Dec 2022) HOA Meeting Minutes:** Fall (Dec 2022) HOA meeting minutes presented by the Board, membership presented motion to approve, seconded and approved by voice vote.

**4. Officer's Reports:**

- President (Mahesh Bhandari):
  - Dues 100% collected after the first week of March.
  - Detention basin now drains quickly, largely weed-free and regularly mowed and usable. Achieved 5 year certification by Township.
  - Winter-damaged branches by the curbs finally picked up. Damaged park trees cleaned up.
  - One park tree near an Appleby resident was noted to be dead.
  - Residents invited to please email the board with issues.
- Vice President (Matt Hocking): No formal report presented.
- Treasurer (Bob Veres): Presentation of 2022 final financials, and 2023 financials through April 30, along with projections to year end.
  - Bob reviewed highlights of 2022 financials.
  - 12/31/21 assets of \$93,165.71. 12/31/22 assets of \$36,137.21.
  - *Grounds Maintenance* expenses for 2022 and 2023 increased significantly over 2021.
  - Funds used on the playground area totalling \$2,927.56.
  - \$150 to \$240 dues increase for 2023 onwards, in addition to \$40 Section 16 dues which remains unchanged.
  - Total cash on hand projected for 12/31/2023 at \$63,518.04.
- Property & Assets Manager (Mike Garliauskas): Written 2022-2023 report provided by Mike.

- Winter-storm damaged limbs removed.
- Requesting that personal sporting equipment be removed when not in use to ease mowing.
- Included reminder that Pets must be leashed.
- Investigating options for North Park asphalt pathway reconditioning.
- Looking for candidate(s) to train for 2024 position as replacement for Mike.
- Secretary (Steve Fabinski): No formal report presented.

#### **5. Reports from Committee Chairpersons:**

- Audit Committee (David Rabahy):
  - The Audit Committee presented their findings regarding 2022 Financials.
  - Balances found to match financial statements.
  - Tax filings were found to be accurate and complete.
  - Recommended business recovery plan to react to unexpected disruptions.
    - Now establishing concrete steps to recover documents, continue account access.
    - Matt, Bob, and David Rabahy working on refining succession steps prior to the fall meeting.
- Parks, Recreation & Grounds Committee (Pam Csatori):
  - Invited others for assistance if interested.
  - Contact Pam if issues are observed.
  - Potential projects in addition to tree maintenance.
    - Considering tree planting
    - Considering lava rock removal from the island.
    - Considering additional front entrance tree/bush ice/wind damage mitigation.
- Social Committee (Clancy Horgan):
  - Road rally upcoming.
  - Might coordinate upcoming multi-sub garage sale day.

#### **6. Transaction of Old Business**

- Fall HOA meeting planned for November.
- Invitation to all for Committee and Board participation.

#### **7. Transaction of New Business**

- Question on 3-Season room formal request process from resident to be followed up on after the meeting between the resident and Mahesh.
- Resident Jim Petrie paid tribute to Tom Dewey, who recently passed, a vital association founding board member, and beloved resident and friend. Invitation to all to send a condolence card to Tom's son.

#### **8. Adjournment (Mahesh): Meeting was adjourned at 7:54pm.**