



# MINUTES

Northville Colony Estates 3-4-5  
Homeowners Association Meeting  
Wednesday May 8, 2024, 7:00 PM

**1. Meeting Call to Order** **Called to order. 7:00 pm.**

**2. Quorum (At least 7 members in good standing)** **Board member Joe moved to commence, Board member Steve seconded.**

**3. Special Guest: Northville Township Supervisor Mark Abbo**

□ Introduction by Jim Petrie

**Mark's comments include the following:**

Township offices should be contacted with ordinance concerns from residents.

Township is transitioning from a new to a mature community.

Township is staying focused on providing good services, and collecting low taxes.

Less than 20 communities in Mi have S&P AAA rating, including Township.

Current highlights include Legacy Park enhancements, MITC development in partnership with Plymouth, New essential services complex breaking ground 5/9/2024, etc..

SEMCOG video played for membership.

**4. Approval of Fall 2023 NCE345 HOA Meeting Minutes** **HOA member Mahesh moved to approve. Another HOA member seconded. Approved by show of hands.**

**5. NCE345 HOA Board Officers' Reports**

a. President (Matt Hocking)

1. Sub-wide Garage Sale – June 7 & 8, 2024 **Mentioned that an E-mail blast and front entrance sandwich board communication to occur.**

b. Vice President (Jim Petrie) **Mentioned that parks are looking great this spring. Mentioned that pathway condition will be discussed later within the agenda.**

c. Communications (Steve Fabinski)

1. Mentioned Email Blasts & Newsletters

d. Treasurer (Bob Veres)

1. Update on 2024 NCE345 HOA Budget

**Provided refresher on current budgetary status.**

**Dues increase on a 5-year glide-path for incremental increase.**

**One resident wondered if an annual increase would function better.**

**Projected 2027 as the next dues increase dependent on expenses incurred.**

e. Property and Assets (Joe Carroll)

1. Update on NCE345 HOA Common Areas/Grounds Contracts – Snow Removal

Mentioned that snow plowing improvements were re-negotiated with Faith Landscaping.

Vendor is now more focused on service improvements as we are now their sole HOA.

Specific metrics and response time targets implemented into the new contract.

1.5” snow accumulation *service required* threshold reduced to 1”.

One hour targeted for response delay time following snowfall.

Large (>4”) snowfalls will trigger multiple plows, initially triggered at a 2” threshold.

**6. Reports from Committee Chairpersons**

a. Parks, Recreation, and Grounds (Pam Csatari & Joe Carroll)

1. 6 Mile Entrance – New Plantings & Sprinkler System Improvements

Pam mentioned that we removed dying arbor vitae and overgrowth. New arbor vitae shrubs will be planted.

Tree clean-ups planned in parks and islands.

Contact Pam through website for membership feedback and ideas.

Irrigation system backflow testing to be completed 5/9/2024.

b. Social (Clancy Horgan & NCE1-2) Board Member Matt spoke.

1. Halloween Trick or Treat Event - Sunday, October 19, 2024

2. Santa in the Park – Sunday, December 15, 2024

**7. Transaction of New Business**

a. Safety Path Upgrades – North Park (Jim Petrie)

Path appears to be frequently used by everyone.

Path is showing its age.

Board is currently looking into the cost of repairing/replacing the path to increase safety and overall condition of the path.

Path is ¼ mile in length.

Today’s standard path width is closer to 8’ width, somewhat wider than what we built 25 years ago.

NCE12 recent path total reconstruction cost around \$50K-60K.

Board is looking into developing recommendations on how to proceed.

**8. Transaction of Old Business**

a. BUR Litigation Update: 41142 Stone Haven Road - Lot 530 – NCE5 (Attorney Joe Corriveau)

Presentation made which detailed the publicly available specifics of the case.

#### **9. NCE 345 HOA Member Comments**

□ Provide your name, address and/or lot number prior to the beginning of your comments

Many comments were made by Membership pertaining to the current litigation and the potential for the associated costs to become excessive.

Many voiced concerns that we should not be using litigation to enforce contractually mandated Building and Use Restrictions in this instance.

Many voiced support for the need for Building and Use Restriction enforcement to maintain the desirable aesthetics of our neighborhood.

Many voiced support for the modernization or revisions of BURs in the future.

#### **10. Adjournment**

**FALL 2024 HOA Meeting:**  
**Early November 2024 –**  
**Date To Be Determined**

**SEE WEBSITE &**

**NEWSLETTERS:**

**For upcoming social events and important information**

**VISIT US ONLINE AT [www.NCE345.org](http://www.NCE345.org)**