



Minutes

NORTHVILLE COLONY ESTATES III-IV-V HOMEOWNERS ASSOCIATION MEETING

Tuesday Nov 25, 2025, 7:00 PM

1. Meeting called to order & Quorum
 - a. Entire board of directors and attorney J. Corriveau present. Twenty-Three (23) residents in attendance with Board included in the total. In addition, validated HOA resident Proxy Forms were Twenty-Eight (28).
2. Approval of May 22, 2025 meeting minutes, available on website
 - a. Approval of minutes passed.
3. Volunteer recognition.
 - a. Steve recognized for 3 years of work as secretary.
4. Officers' reports
 - a. President (Jim Petre)
 - i. Mentioned path re-surfacing, solar policy documentation, Legacy park information presented.
 - b. Vice President (Jamie Verble)
 - i. Play area mulch applied. Landscaping (snow removal, lawn mowing) company Faith bought out by Ace. Hopeful that new larger company can serve more of our needs and maintain pricing.
 - c. Property and Assets (Joseph Carroll)
 - i. Discussed wonderful events, and vibrant families within neighborhood, and encouraged others to suggest activities or improvements.
 - d. Treasurer (Bob Veres)
 - i. Accounting and dues collection progresses successfully completed this year.
5. Committee Chairperson Reports
 - a. Parks, Recreation, and Grounds (Pam Csatari)
 - i. Discussed improvements at entrance featuring smaller size plants, native species. Interested in island improvements, budget-allowing.
 - b. Social (Clancy Horgan) sent word to keep an eye on website for various activities for young and old alike.



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6. Transaction of old/new business

- a. Solar Policy. Description of policy drafting process. Final draft will be enacted spring 2026. Abdul from Patrick O'Donnell's solar installation firm discussed payback times, solar installation challenges, speculation on future energy costs.
- b. May Meeting BUR Update. Jim Petrie communicated the Board deferred follow up due to multiple higher priority immediate business matters including development on an HOA solar policy as required by the State of Michigan.
- c. Review 2025 Financials/2026 Budget Overview of 2025, projection for 2026. Budget passed by membership. Pam Csatari expressed interest in using rainy day fund for improvement of one island.
- d. Questions/Comments
 - i. One member expressed concern about multi-day estate sale taking over her street with excessive traffic, blockage, fender bender, etc. all representing considerable commercial activity.

7. Election of Board Officers.

- a. 2026 officers elected with following vote totals including validated Proxy votes: Petrie (50), Verble (50), Carrol (50) , Veres (50) , Dave Rabahy (49).

Adjournment