



Villas at Northville Hills

2014 Annual Meeting Agenda

- Call to order
- Roll call to establish Quorum & voting representation present – Linda Martin

Officer's Reports

- Secretary's Report – Linda Zaddach
 - Reading/apprvl of 2013 annual meeting minutes
- President's Report – Gary McLand
- Treasurer's Report – A. J. Wagner
- **Township Presentation (15 min)**
 - N'ville Township Supervisor – Robert (Bob) Nix
 - N'ville Township Treasurer – Marge Banner
- **Committee Reports**
 - Architectural & Maintenance - Garry Servinsky
 - Five Mile Safety Action Group Committee – Joellyn Conway
 - Irrigation System – John Stadnicar
 - Landscape & Grounds Committee – Gary Zaddach
 - Rules & Security – Steve Robinson
 - Communications – Linda Zaddach
 - Hospitality & Social – Carolyn Schnepel
 - Welcoming – Diane Calhoun
- **Election of Directors – Linda Martin**
 - Nominations from floor
 - Appointment of Election Inspectors
 - Introduction of Nominees (3 minute / 3 questions per candidate)
 - Voting
- **Other Business**
 - General Discussion – Co-Owner comments
 - Election Results
 - Other Business – Co-Owner Issue
 - Next Board Meeting June 18th, 2014

Meeting Adjourned



Villas at Northville Hills

Vision - Mission - Values

- **Vision:** creating a transparent “GOTTA LIV-IN COMMUNITY” for all families.
- **Mission :** What we stand for.
 - Enhance community and family partnerships through open meetings and owner participation with emphasis on improved property values.
- **Community Values:** Guide posts for partnership and decision making.
 - Integrity
 - Transparency
 - Improvement
 - Friendship
 - Fun



Villas at Northville Hills

Treasurer's Report

- **Financial Summary**
- **Reserve Study**
- **Market Competitiveness of Dues**
- **Dues Adequacy**
- **Funding Alternatives**
- **Next Steps**



Villas at Northville Hills

Financial Summary

- **Budget: 2014 - \$723,600**
 - vs 2013 - \$711,300
- **Major Expense Items (Budget)**

– Insurance Premiums	\$48,000 (8%)
– Water – Irrigation	\$50,000 (7%)
– Water & Sewage	\$85,000 (12%)
– Lawn Contract	\$45,000 (6%)
– Mulch	\$30,000 (4%)
– Shrub & Tree Trimming	\$18,600 (3%)
– Irrigation Repair	\$25,000 (4%)
– Lndscpe Rubbish Removal	\$31,000 (4%)
– Building Repair & Main	\$20,000 (3%)
– Snow Removal	\$62,500 (9%)
– Kramer Triad Mgmt	\$36,000 (5%)
- **Cash on Hand (4-30-2014)**

– Operating cash	\$183,430
– Reserve cash	\$513,429
- **Delinquent Dues** **\$21,292**



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Reserve Study

- **Last Completed 2010**
- **Included a 25 year plan**
- **Balance builds every year:**
 - Peaks at \$2,079,000 in 2026
 - Major items: roof, sidewalks, asphalt, clubhouse & paint

- **Funding Requirement next 5 yrs.**

	<u>Additions</u>	<u>Balance</u>
2013	-	\$472,000
2014	\$133,500	606,000
2015	137,500	748,000
2016	141,500	898,000
2017	145,500	953,000
2018	150,000	1,074,000

Actual Balance
April 30, 2014
\$513,429

Anticipated Y/E
Balance w/ no
expenses
\$595,000

w/expenses
\$518,000

- **New Reserve Study Update Commissioned April, 2014**
 - **Work in progress**



Villas at Northville Hills

Market Competitiveness of Dues

	Villas of N'ville Hills	Country Club Village	Links	Woodlands South	St. Lawrence	Blue Heron
Monthly HOA Dues	\$325	\$335	\$325	\$315	\$339	\$390
Avg Price of Condo	\$425,000	\$325,000	\$330,000	\$400,000	\$325,000	\$350 to \$400
Items Covered						
Pool	yes	yes	yes	no	no	no
Water/Sewage/Trash	yes	no	yes	no	no	no
Club House	yes	yes	yes	no	no	no
Tennis Courts	yes	yes	no	no	no	no
# Units	184	536	133	193	96	195

Memo:

Mnthly Dues if HOA Paid water, sewage & trash	\$325	\$375	\$325	\$345	\$379	\$430
Pool, Clubhouse & Tennis Cts	\$325	\$375	\$335	\$355	\$389	\$440



Villas at Northville Hills

Dues Adequacy

- **Present Dues \$975 Qtrly –**
 - \$325 per month (since Jan 2011)
- **184 Units plus Club House, Pool & Tennis Courts**
- **Total annual income from dues, interest and late fees**
 - \$723,600
- **2014 Allocation of \$723,600 of income**
 - \$188,600 Reserve Contribution (incl \$65K extra contribution)
 - \$535,000 Operating Expenses (Budget is \$600k for Op Exp)
- **Will try to under run Operating Expense budget for the balance of year to avoid any shortfall.**
- **New Reserve Study may increase or decrease this shortfall.**



Villas at Northville Hills

Dues Adequacy (4-30-14)

	Operating Account	Reserve Account	Combined
Cash on Hand	\$183,430	\$513,429	\$696,859
Additional Collections Balance of Year	<u>279,432</u>	<u>82,368</u>	<u>361,800</u>
Cash Available	462,862	595,791	1,058,659
Anticipated Expenses (Balance of the Year at Budget Levels)	<u>-472,707</u>	<u>-78,000</u>	<u>-550,707</u>
Ending Cash Balance	-9,845	517,791	507,952
Balance Req. at Y/E	0	606,307	606,307
Shortfall	-9,845	-88,516	-98,355
Monthly Equivalent			
at 100% (\$606,307) Reserve Funding	-	-	(\$45)
at 80% (\$485,045) Reserve Funding	-	-	\$10



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Funding Alternatives

- **Raise Dues**
- **Transfer certain responsibilities from HOA to condo owners**
- **Special Assessments when required**
- **Lower costs through Contractor Bidding Process**
- **Some combination of the above**

Will know more when 2014 Reserve Adequacy Study is completed



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Dues Adequacy Review

Next Steps

- **Obtain updated 2014 Reserve Study**
- **Develop “Strategic Objectives” in setting dues vs. other funding alternatives**
- **Based on the above, develop recommendations for a dues increase if warranted**
- **Implement any actions by Jan 1, 2015**



Villas at Northville Hills

Committees

Maintenance – Support – Enhance

- **Architectural & Maintenance**
- **Communication**
- **Five Mile Safety Action**
- **Hospitality & Social**
- **Irrigation**
- **Landscape & Maintenance**
- **Rules & Security**
- **Welcoming**
- **Other committees needed**
 - **Clubhouse**
 - **Election**
 - **Request for purchase/**



Villas at Northville Hills

Architectural & Maintenance

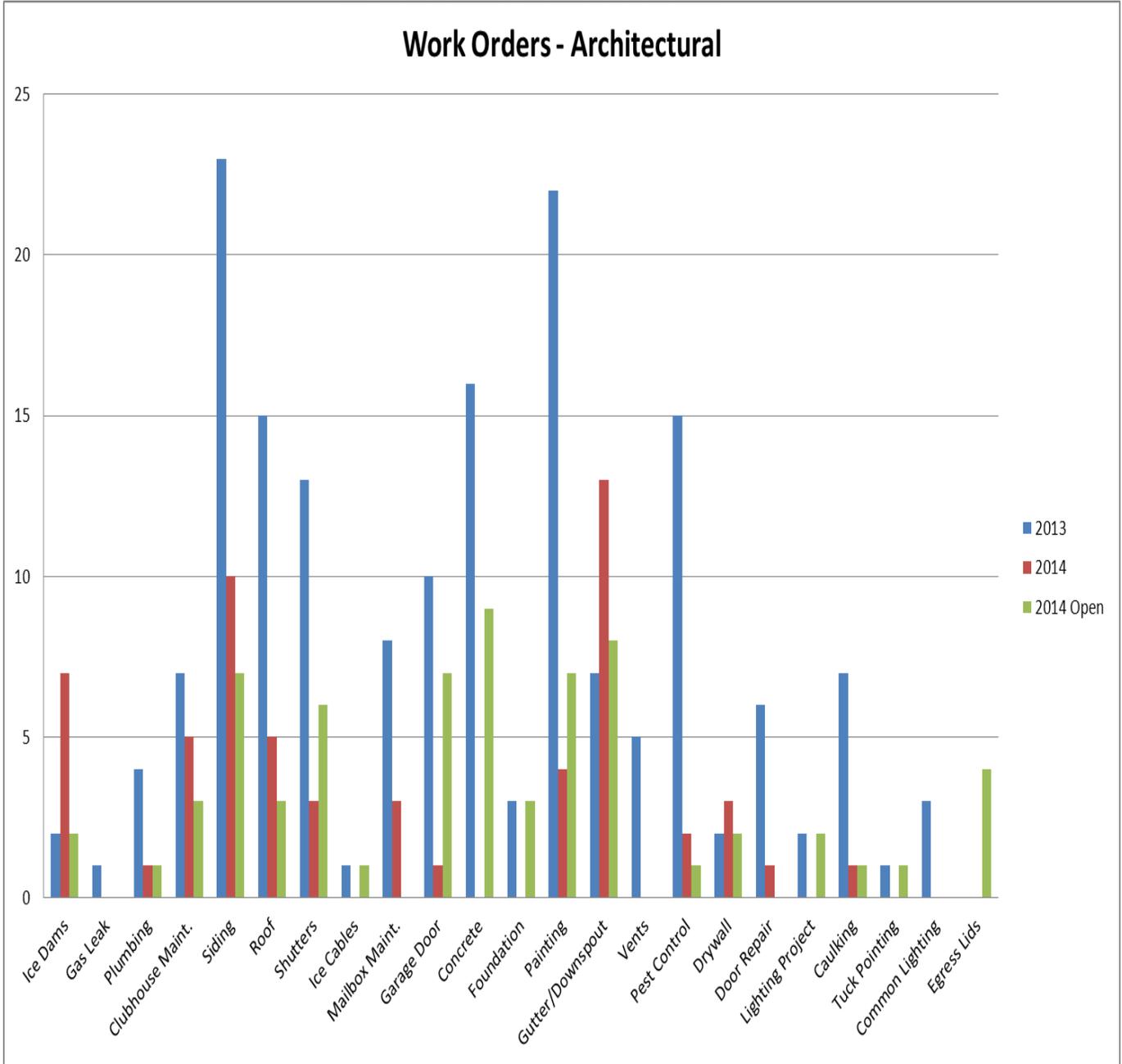
Maintain – Support - Enhance

- **Joe Calloway**
- **Linda Doinitis**
- **Ken Jacobsen**
- **John Lapenta**
- **James Leiphart – Co-Chair**
- **Gary McLand –Liaison**
- **Garry Servinsky – Co-Chair**
- **John Stadnicar**
- **Matt Stahr**
- **Bill & Kate Stamm**
- **Gary Zaddach**



Villas at Northville Hills

Work Orders - Architectural





Villas at Northville Hills

Architectural & Maintenance

- **Accomplishments – Garry & Jim**
 - 5 year paint plan – phase one
 - Phase 2 will start in June
 - asphalt, curbs, driveways, sidewalks, steps
 - Re-assess for 2014 Spring
 - Improved work order process
 - New craftsmen - J&M & Matt Bledsoe
 - Selective roof repairs
 - Gutter/downspout repairs
 - Toll issues – aggressively pursuing financial compensation
 - Surveillance System
- **Future 2014**
 - Roads, curbs, drives, walkways, steps
 - Painting phase 2
- **New members welcome**



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Communication

- **Linda Zaddach – Chair**
- **Accomplishments**
 - Robust site
 - Usage increased by 50% for 2013
 - Search engine site usage increase, e.g. google/bing , real estate
 - All documents listed
 - This presentation will be posted
 - Meeting Minutes posted
 - Financials posted
 - Documents Page
 - Home Invasion Posting
- **Future Opportunities**
- **Need Volunteers w/ web site background**



Villas at Northville Hills

The Five Mile Safety Action

- Paul Aramian
- Joellyn Conway - Chair
- Gil Lembree

Accomplishments

- **Committee formed**
- **Setting up meetings**
 - Public Service Department
 - Wayne County Road Commission.

Purpose

- **Slow the traffic - Beck and Sheldon Road**
 - lowering the speed
 - traffic light at Centennial or Bay Hill
 - or both
- **Future 2014**
 - Meet with officials & favorably impact traffic conditions



Villas at Northville Hills

Hospitality & Social

- **Dorisel Boggs**
- **Diane Calhoun**
- **Janice Lapenta**
- **Sharon Leiphart**
- **Lily Lembree**
- **Carol Reinke**
- **Carolyn Schnepel – Chair**
- **Denise Servinsky**
- **Linda Zaddach**

Accomplishments

- **three major Villas Socials**
 - **Poolside Party held in June - attended by 42 residents..**
 - **The Octoberfest held in September - attended by 79 residents and guests.**
 - **Christmas Party held in December - attended by 60**
- **Future 2014**
 - **first summer poolside party on Friday, May 16**
 - **2nd Poolside Party will be Friday, June 4th**
 - **3rd Poolside July**
 - **August or September a Jimmy Buffett "Parrothead Party".**
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Villas at Northville Hills
Irrigation

- Donald Boggs – Liaison
- Ray Bologna
- Jim Leiphart
- Jim Reinke
- John Stadnicar – Chair
- Gary Zaddach

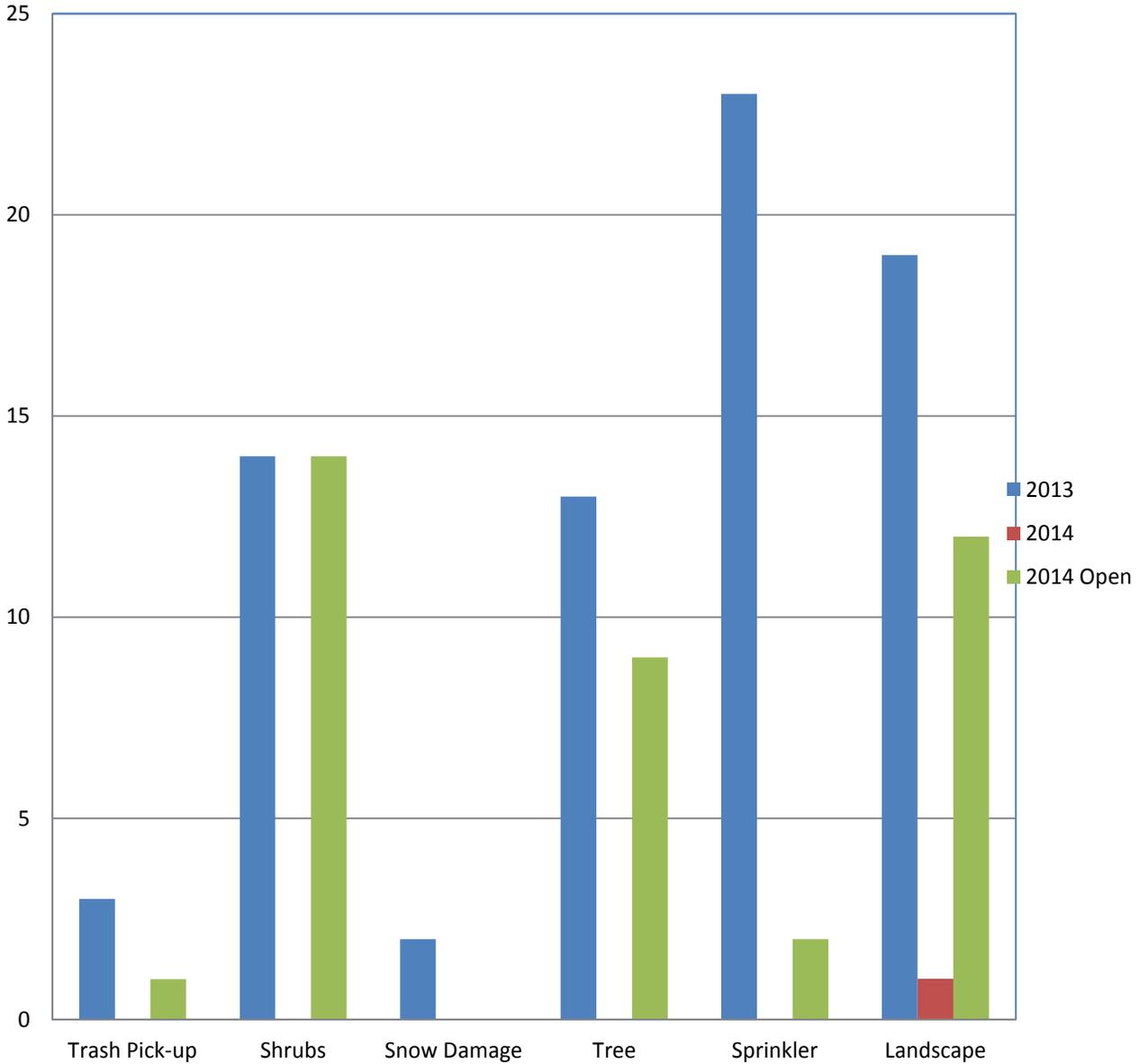
Accomplishments

- **Well system fully operational**
 - Water bills for irrigation reduced – 66% (\$60,000)
- **Expanded sprinkler well service by 12%**
 - Now 35 to 40% of area
- **Future 2014**
 - Drill well by Sheldon road
 - Monitor well service area performance
 - Test existing well head by Joe Calloway's condo
 - Improved irrigation system performance



Villas at Northville Hills

Work Orders - Landscape





Villas at Northville Hills

Landscape & Grounds

- **MEMBERS:**
 - Donald Boggs, Board Liaison
 - Jim Harris
 - Tom Kilarski
 - Jim Place
 - Gary Zaddach, Chair

- **ACCOMPLISHMENTS – PAST YEAR:**
 - Managed record snowfall removal.
 - Landscaping was well-maintained
 - Majority of dead bushes and trees were replaced by the end of last fall.
 - Lawn remediation
 - Trees trimmed before the spring flowering.

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- **GOALS FOR THE COMING YEAR:**
 - Maintain, support & improve the landscaping
 - Utility box landscaping
 - Develop a program to improve entrance landscaping

- **MISCELLANEOUS ITEMS:**
 - Property will be toured with Greenlawn on May 20 to identify areas that need attention due to winter die off.



Villas at Northville Hills

2014 Flower Ad Hoc

- **Nancy Gray – Co-Chair**
- **Barb Mansfield – Co-Chair**
- **Aretta Cullen**
- **Nancy Chu-Meyers**

- **Accomplishments:**
 - **Established Committee**
- **Purpose**
 - **selection of flowers for the Villas flower beds**
 - **community involvement activity**
 - **re-introduce residents flower orders for flower baskets and flats.**
- **Future Plans**
 - **Build upon this year's experience for next year.**



Villas at Northville Hills

Rules & Security

- Paul Aramian
- Tim Baxter
- Diane Calhoun
- Steve Robinson - Chair
- Carolyn Schnepel – Liaison
- A. J. Wagner

Accomplishments

- **Surveillance System installed in Club House**
- **By-law's revisions in process**
 - Completing in phases with 2 or 3 amendments per phase.
 - 1st phase will include the Lease/rental provisions with completion in the Fall
- **Insurance Coverage study**
 - Proper coverage
 - Comparative pricing
- **Developing Rule changes**
 - Garage door maintenance
 - Clubhouse Reservation policy



Villas at Northville Hills

Welcoming

- **Diane Calhoun – Chair**
- **Margie Dozier**
- **Tillman Dozier**
- **Barb Mansfield**

- **Accomplishments**
 - **Personal visit to new residents**
 - **Informational Letter**
 - **Colorful plant gift**
 - **Villas Website access**

- **Future**
 - **1st Welcoming coffee @ Pool side**
 - **June 14th @ 9:00am**

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Villas at Northville Hills **Committees**

Architectural & Maintenance (11)

- Joe Calloway
- Linda Doinitis
- Ken Jacobsen
- John Lapenta
- James Leiphart – co-Chair
- Gary McLand –Liaison
- Garry Servinsky - Co-chair
- John Stadnicar
- Matt Stahr
- Bill & Kate Stamm
- Gary Zaddach

Communication (1)

- Linda Zaddach

Irrigation (6)

- Donald Boggs – Liaison
- Ray Bologna
- Jim Leiphart
- Jim Reinke
- John Stadnicar – Chair
- Gary Zaddach

Welcoming (4)

Diane Calhoun – Chair

Margie & Tillman Dozier

Barb Mansfield

Hospitality & Social (9)

- Dorisel Boggs
- Diane Calhoun
- Janice Lapenta
- Sharon Leiphart
- Lily Lembree
- Carol Reinke
- Carolyn Schnepel – Chair
- Denise Servinsky
- Linda Zaddach

Landscape & Grounds (4)

- James Harris
- Tom Kilarski
- James Place
- Gary Zaddach - Chair

Ad hoc Flower(4)

- Aretta Cullen
- Nancy Chu-Meyers
- Nancy Gray – Co-Chair
- Barb Mansfield – Co-Chair

Rules & Security(6)

- Paul Aramian
- Tim Baxter
- Diane Calhoun
- Steve Robinson - Chair
- Carolyn Schnepel – Liaison
- A. J. Wagner

Five Mile Safety Action Group(3)

- Paul Aramian
- Joellyn Conway - Chair
- Gil Lembree



Villas at Northville Hills

Committee Reports

Huge

thanks to all committees

All co-owners welcomed



Villas at Northville Hills

Election of Directors

- **Election of Directors – Linda Martin**
 - Nominations from floor
 - Appointment of Election Inspectors
 - Introduction of Nominees (3/3 rule)
 - Reverse alphabetical order
 - Linda zaddach
 - A.J. Wagner
 - Carolyn Schnepel
 - John Lapenta
 - Nancy Chu-Meyer
 - Voting – Complete forms



Villas at Northville Hills

Other Business

- **General Discussion**
 - **Co-owners comments**
- **Election Results**
- **Other Business**
- **Next Board Meeting**
 - **June 18th, 2014**
- **Meeting Adjourned**