

**Island Lake of Novi Arbors Community Association
Board Meeting
January 19, 2017**

Board & Attendees:

President:

Director: Vijay Chimakurthy

Vice President: Brent Ferrell

Director: Ed Dougherty

Treasurer/Secretary: Kathy Miller

Jennifer Chen

Management: Paul Ewing, Metro Group Management

Meeting called to order at 6:10pm

Paul reported on flooded unit at 26245 Fieldstone Dr., co-owner had turned off heat while away, pipe burst on second floor. Co-owner had let insurance lapse. MGMC will place a claim with co-owner to recover \$10,000+ cost for repairing co-owners unit (basic repairs) to benefit association co-owners only. Our association insurance will cover cost of repairs, but claim is to recover costs that should be covered by co-owner. Board approved MGMC processing a claim against co-owner.

Minutes, October 13, 2016 were read. Brent made motion to approve, Ed seconded.

Water Utilities: Paul presented a spread sheet with 5 quarterly payments for 2016. With 5 payments made in 2016 (due to timing of MGMC take over), 2017 budget will only reflect 3 billing dates. Board discussed the need to install final well for irrigation in summer. Paul estimated we saved approximately \$60,000+ in 2016 with the well water vs city water. Ed suggested that with only 3 quarters to be paid in 2017, we could use money from budgeted 4th billing to install final well site. Board agreed, Paul will obtain quotes for installation of final well for irrigation system. Want to install this before City of Novi moves to stop installation of wells, forcing association to stay on city water.

OLD BUSINESS

Policy & Rules: Paul pointed out that a final copy of Policy & Rules (P&R) was never completed. Last discussion regarding P&R, Diane McCarty was going to type up finished copy with changes. Kathy will obtain rough copy and type for next meeting.

Roof: Inspections and replacement will begin in spring.

By-Laws: Discussed need to change By-Laws to reflect a clear line of responsibilities between association and co-owners. Paul suggested we have attorney prepare a proposed change in By-Laws with quote. Kathy motioned that attorney prepare proposed By-Law change, Ed seconded

NEW BUSINESS

Election of officers 2017: Kathy Miller will continue as secretary, Jennifer Chen will take the Treasurer position, Ed Dougherty and Brent Ferrell will act as Co-Presidents. Paul stated that for legal docs he must submit, President/Vice President positions. For legal doc purposes only Ed/Vice president, Brent Ferrell/President. Vijay will maintain line of communication between Paul and all other board members. Purpose of designating one board member for communication will be to have board discuss issues and

one person reporting to Paul instead of Paul receiving multiple emails regarding same issue. Board will discuss options, come to a decision and Vijay will report decision to Paul.

Discussed acct # 16040 & 16101. Co-Owner owes 2015 special assessments, legal & late fees. Paul asking for approval for attorney to begin processing foreclosure paperwork. Kathy suggested that a final offer be made to co-owner to pay 2015 special assessments plus legal fees, late fees & penalties to be waived if payment is received by 1/31/2017. If payment is not received attorney should begin process on entire amount owed, assessments, legal fees and penalties

Next meeting will be Tuesday, February 21, 2017 at Boathouse. For planning purposes board will try to plan future meetings on third Tuesday of month.

Meeting adjourned at 8:00pm

Respectfully Submitted
Kathy Miller, Secretary
Arbors Board of Directors