

**VILLAS OF NORTHWYCK
BOARD MEETING
APRIL 9TH, 2014**

1. CALL TO ORDER

Board Members Present: Pat Hurley, Leon Hart, David Kenewell, Susan Schreier and Stacie Greslick.

Also Present: Nicole Fettig

The meeting was called to order at 6:05p.m.

2. APPROVAL OF PREVIOUS BOARD MINUTES

The October 2013 meeting minutes were approved with no changes. There was no meeting in November or December. Nicole will send to Penny Paul.

3. TREASURER REPORT

Snow removal came in on budget.

4. MANAGEMENT REPORT

Old Business:

- 1.) Pond Update: Nicole reported on the pond status stating Nick from Tri-County Aquatics has been in contact with the DEQ. The DEQ is stating the pond is in a conservation easement and that the only proposal they can entertain is possibly replanting of native vegetation, as was done before. They would not allow any fountains, dredging, or manipulation of the water level to provide more open water. Nick from Tri-County is going to follow up with the DEQ and conduct a site visit to see if they will allow any other options so the pond is more aesthetically pleasing.

New Business:

- 1.) Annual Meeting Scheduled for May 7th at 7pm. Pat Hurley, Leon Hart and Susan Schreier are up for re-election.
- 2.) Transcending Gardens Mulch: Total Cost \$14,000. Motion by David Kenewell to approve, seconded by Susan Schreier. Motion carried.
- 3.) Spring walk will be done by Metro Construction for the buildings and then McShane for the landscaping and roads/drives.
- 4.) Irrigation heads should be marked better by Snow Removal Company in the beginning of season next year.

- 5.) Board would like a price from DRIS to inspect and give report on the condition of the roofs. Nicole will get a quote.
- 6.) Board wants Precision Irrigation to do all the irrigation repairs caused from snow damage and then bill that amount to Transcending Gardens.
- 7.) Jim Campbell is still replacing light bulbs. All work order should go to him or David Kenewell.
- 8.) Nicole will get another bid for flowers with a budget of no more than \$1,600. Goal is to have the bid in time for the joint meeting next week.
- 9.) Susan Schreier brought up the issue with the church music continuing to be a problem. Nicole will check with Troy on the noise ordinance. Nicole will bring this up at the Joint meeting next week.
- 10.) Street Maintenance: Nicole is getting quotes for crack fill, concrete and driveway joints/cracks. The bids will be from DCAM and Allen Contracting. Board also had a discussion about Transcending's equipment and if there is anything they can do to avoid extensive damage in the future.
- 11.) The pool deck engineer study showed there is standing water under the pool and pool deck. The recommendation from the engineer was to open the drain coming from the pool and monitor the cracks for 1 year to see if there is any additional movement after the drain is cleared. Nicole will get with Paul from Transcending Gardens on clearing the drain and putting some type of cover over it to keep it cleared.
- 12.) Major League Gutter cleaning needs to make sure downspouts are getting cleared and that they are checking the underground gutters/drains. Need to check on Spring Walk.
- 13.) Stacie Greslick will get drawings for the deck specifications that are approved for each unit style.

5. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

The next meeting will be the Annual Meeting.

Meeting minutes respectfully submitted by; Nicole Fettig