

**Villas of Northwcyk
February 2, 2012
Board Meeting**

1. CALL TO ORDER

Board Members Present: David Kenewell, Leon Hart, Pat Hurley

Board Members Absent: Stacie Greslick and James Campbell

Also Present: Nicole Fetting

The meeting was called to order at 5:37 p.m.

2. APPROVAL PREVIOUS BOARD MINUTES

Motion was made by David Kenewell to approve the minutes of the November, 2011 meeting. Motion carried.

3. SECRETARY'S REPORT

4. TREASURERS REPORT

5. MANAGEMENT REPORT

Old Business

- Judd Hart tree removal project still needs to be completed. Board approved previous bid provided by Judd Hart. Jim Picard to follow up with Judd. Need to wait for ground conditions to be right to move forward. Leon will send Nicole a phone number for Judd.
- 25 letters were sent to homeowners in need of some type of deck maintenance. The letters indicated that the homeowner has until July 1st to comply with the association standards. If they have not complied by July 1st, the Association will have the maintenance done and the cost will be billed back to them. Included in the letter were also Stan's phone number and the deck stain information for reference.

- Pool concrete cracks bid was not approved by either Boards. Nicole and Jim to look into alternative repair measures as well as if pool cracks must be repaired in order to open this spring.

New Business

- Board has received numerous complaints in regards to dog feces not being properly disposed of. Board would like letter sent to all homeowners warning them of repeated dogs in the neighborhood and would like anyone with information to come forward so that these people can be properly violated.
- Board approved to hold monthly Board meetings on the second Wednesday of every month.
- Water bill, lawn maintenance and snow removal will all be cost shared from this point forward. Board would like a total amount, from McShane, from the past years at how much the Townes owes them from these items not being cost shared in the past.

Action Items:

- **2012 Living Waters quote for pond maintenance.**
Motion: Moved by Pat Hurley to approve the bid, seconded by David Kenewell. Motion carried.
- **Board would like to explore the possibility of raising the dues, next year, to \$10/month for all residents and then discounting \$10 to those who go on auto debit.**
Motion: Moved by Pat Hurley to raise the dues \$10 per unit per month and discount the dues \$10 if a resident is on auto-debit thereby building an incentive for people to do automatic payment of their association dues, seconded by David Kenewell. Motion carried. Motion to amend by Pat Hurley to raise the current late fee and to waive late fees if they sign up for automatic debit, seconded by Leon Hart. Motion carried.

6. ADJOURNMENT

Next Board meeting will be March 14th at 5:30 p.m.

Meeting adjourned at 6:06 p.m.

Respectfully submitted by; Nicole Fettig