

Villas of Northwyck Condominium Association

Meeting Minutes – July 1, 2015

Meeting Location: Northwyck Clubhouse, Troy, MI

Meeting Date: 1 July, 2015 at 6:00 PM

Board Members Present:

- Pat Hurley, President
- Susan Schreier, Vice President/Secretary
- Stacie Greslick, Treasurer
- Leon Hart, Director
- Pat DeSatnick, Director

Metro Management

- Marti Johnson, Operations Manager
- JC Palmer, President

Meeting: Called to order at 6:10 PM.

APPROVAL OF PREVIOUS BOARD MINUTES

Approved June 2015 meeting minutes.

ADMINISTRATIVE

ANNUAL MEETING was held Tuesday June 2. Quorum was met. Residents would like a directory of co-owners. Goal is to publish by February 2016. With advertising included, should be able to do at no cost. Metro to bring sample to next meeting.

BOARD OFFICERS APPOINTED

Pat Hurley, President

Susan Schreier, Vice President

Stacie Greslick, Treasurer

Leon Hart, Director

Pat DeSatnick (new member), Director

JOINT MEETING WITH THE TOWNES OF NORTHWYCK

Re- scheduled for Wednesday, July 8 at 6:00 PM. Pat Hurley and Susan Schreier to attend. Agenda includes maintenance of clubhouse and common areas, cost share protocol, communication between communities.

NEW ASSOCIATION MEMBERS

1330 Alameda, Dolores Frost

1389 Hollins Hall, Diane Anderson

GROUNDS MAINTENANCE UPDATE

Transcending Gardens to send crew tomorrow to address issues from Board and co-owners with weeding and edging. JC and Marti will check their work on Friday. If Board decides TG is still not performing, alternate vendor has confirmed availability and is close in price to pick up the remainder of the season. JC to send list of properties handled by alternate vendor.

Removal of ornamental grasses on hold until performance issues with TG are resolved.

FOUNTAIN/POND/WETLANDS UPDATE

New ¾ HP fountain has been installed at total cost \$2,375. Some residents feel it needs more oomph. Marti to check on additional cost of upgrading to more powerful fountain or changing to a different head.

Pond Guy has put in the applications for a permit to do chemical treatments to address vegetation in the pond with the DEQ. Will start as soon as approved.

ASPHALT REPAIR (2014)

On site meeting scheduled for next week with DCAM/John Schaffer to review 2014 crack fill contract and work.

2015 DRIVEWAY SEALCOATING/CRACK FILL

Select Asphalt Solutions satisfactorily completed sealcoating work of all driveways and made any needed repairs. Total contract cost \$7,500.

BUILDINGS

PAINTING PROJECT

Action Painting has completed the painting of buildings A, B and K. JC and Brian from Action Painting to do final inspection on Friday, July 3.

GUTTER PROJECT

Proceeding with Century Gutter. Awaiting pricing and start date, ETA one month. Will also remove drainage from center islands.

FINANCIAL

STATUS OF ACCOUNTS RECEIVABLE

Over all, in good shape. One co-owner may need to be turned over to attorney and collections for lien. Metro will send registered letter to co-owner advising of same as last effort to collect.

MONTHLY FINANCIAL REPORTS

May reports discussion.

OLD BUSINESS

LEASE AGREEMENT UPDATE

Metro has received six lease agreements back so far, two of which were no longer valid. Marti has requested the owners submit current leases and contact information for renters.

NEW BUSINESS

SHRUB REPLACEMENT

Transcending Gardens provided a list of shrubs to be replaced which is somewhat different than the spring walk list. JC and Susan Schreier to re-evaluate and also check if there is a bigger issue with shrubs not surviving in certain areas such as in front of the dryer vents.

Stacie Greslick requested recommendations from possible new landscaper on ideas for replacement of ornamental grasses between driveways.

CLUBHOUSE CLEANING

Pristine Pools is doing a more thorough job cleaning the restrooms; Metro discovered their contract also includes cleaning. Marti will follow up with cleaning person Sandy regarding more thorough cleaning of clubhouse over all.

CALENDAR REVIEW

Next Board Meeting will be determined at a later date.

ADJOURNMENT: 7:40 pm.