

Villas of Northwyck Condominium Association

Meeting Minutes – July 22, 2015

Meeting Location: Northwyck Clubhouse, Troy, MI

Meeting Date: 22 July, 2015 at 6:00 PM

Board Members Present:

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

Metro Management

- JC Palmer, President

Meeting: Called to order at 6:00 PM.

ADMINISTRATIVE

CREATION OF MASTER NORTHWYCK ASSOCIATION

Special board meeting to follow up on JOINT MEETING WITH THE TOWNES OF NORTHWYCK held Wednesday, July 8, attended by Pat Hurley and Susan Schreier along with JC Palmer from Metro Property Management. During that meeting, addressing of specific issues including maintenance of clubhouse and common areas, cost share protocol, communication between communities, was deferred until the Villas of Northwyck Board of Directors could meet and discuss potential formation of a master association. VON legal counsel has advised a master association is not necessary to have an agreement in order to split and pay invoices and suggested alternate option of a legal agreement between the two communities to address the same concerns (authority to split invoices, pool/clubhouse insurance) as a master association, but much less involved as do not need to create a new legal entity to put pool/clubhouse/etc. into aka land authority, and no need to amend by-laws and hold vote to change by-laws. So far, McShane has only provided a contract to provide for management services of a joint association but no documents drafted by an attorney regarding the formation of an actual master association.

ADJOURNMENT: 6:40 pm.

Meeting minutes submitted by Susan Schreier, Secretary