

**Villas of Northwyck
Annual Board Meeting
May 7th, 2014**

1. CALL TO ORDER

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

Also Present: Nicole Fettig

Meeting was called to order at 7:00 p.m.

2. STATEMENT OF QUORUM

29 people were needed in person or by proxy for the required 35% quorum. 33 people were in attendance so quorum was met.

3. APPROVAL OF AGENDA

The 2013 annual meeting minutes were reviewed and approved.

4. PRESIDENTS REPORT

David Kenewell reported on several issues and updates.

- 1.) Crackfill will be completed this year as there are many areas in need of it from the bad winter.
- 2.) Storm last year created a lot of damage and the Association filed an insurance claim. Tree that were threatening any units were removed as a precaution.
- 3.) Gutter replacement is continuing this year to improve drainage.
- 4.) Pool deck issues are on hold for one year as a drain was unclogged and we are watching the pool deck to see if there is any movement. Engineering company was hired to assist.
- 5.) The clubhouse front entrance brick repair will take place so door opens fully.
- 6.) Snow removal came in on budget. Shrub replacement will need to be done.
- 7.) Church Noise: Board has been in communication with the church and they are taking steps to improve.

- 8.) Metro Construction will be conducting a walk thru on all the buildings as well as McShane and the Board. Board will also be getting an independent study on the roofs.
- 9.) Clubhouse Operations: Townes and Villas are going to create a joint entity for the clubhouse so that all matters are handled easier and more efficient.
- 10.) Clubhouse rental fees have increased to \$150 to rent with a \$75 deposit.
- 11.) New signs for “no parking” have been posted.

5. TREASURER'S REPORT

David Kenewell reported on behalf of Stacie Greslick on the Treasurers report.

- 1.) Dues have remained the same for 2014.
- 2.) Reserve Study/Account is underfunded and dues will be raised in 2015 to refund it. The Board is also considering the possibility of a special assessment but nothing has been decided yet.

6. ELECTION RESULTS

Three positions are up for nomination including Pat Hurley, Leon Hart and Susan Schreier. Pat Hurley, Leon Hart and Susan Schreier are re-running for a position on the Board. Prior to the meeting Vijaysinh Mahinda was also nominated for a seat on the Board but withdrew his name at the meeting. David Kenewell asked if there were any nominations from the floor. Being that none were made, a motion was made and seconded to close nominations from the floor. Each candidate was given the floor to introduce themselves and to inform the residents of their qualifications and desire to serve on the Board.

Nicole then asked the membership to vote to accept the slate by acclamation. Motion made by Dick Kurber and seconded by Bruce Papet. Motion carried.

7. QUESTIONS & CONCERNS

Motion was made by Bruce Papet to publish a directory and the motion was seconded. All were in favor.

8. ADJOURNMENT

Meeting was adjourned at 8:02 p.m.

Respectfully submitted by: Nicole Fettig