

**Villas of Northwyck Condominium
Association Annual Meeting
May 8th, 2012**

1. CALL TO ORDER

Board Members Present: David Kenewell and Stacie Greslick.

Also Present: Nicole Fettig and Jim Picard

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

2. STATEMENT OF QUORUM

30 people were need in person or by proxy for the required 35% quorum. 32 people were in attendance, so quorum was met.

3. APPROVAL OF AGENDA AND PREVIOUS BOARD MINUTES -

The 2011 Annual meeting minutes were handed out to the membership.

4. PRESIDENTS REPORT

David Kenewell reported on several issues and updates.

- 1.) Letters were sent out to homeowners whose decks needed maintenance. If the decks are not completed by June, the Association will have it taken care of and bill the expense back to the homeowner.
- 2.) About 30 trees in danger of falling on units were knocked down in the wetland/conservancy area. The trees will be left as they lay according to the wetland/conservancy laws.

- 3.) Signs were installed by the path to pick up after their pets. As well as, 2 stop signs were installed by the clubhouse.
- 4.) Three crosswalks are going to be re-painted.
- 5.) Units are being painted every year until they are completed.
- 6.) Crackfill will also be completed this year.

5. COMMITTEE REPORT

Bruce Papet reported on behalf of the water Committee. Bruce explained to the membership that he and his wife monitor the control boxes for the Irrigation system. By doing this they have saved about \$10,000.

6. TREASURER'S REPORT

Stacie Greslick reported on the financial status of the community for the year.

- 1.) Dues remained the same for 2012.
- 2.) FHA Approval has been put on hold.
- 3.) No delinquents at this time.
- 4.) Delinquency policy resolution was revised to reflect a new late fee of \$30.00.

7. ELECTION RESULTS

Three positions are up for nomination. Leon Hart and Pat Hurley are re-running for a position on the Board. Susan Schreier from 1306 Alameda Blvd. was nominated to the Board by David Kenewell.

*Motion made by Penny Paul, seconded by Bruce Papet to close the nominations. **Motion carried.***

*Penny Paul made a motion to accept the slate by acclamation, seconded by Bruce Papet. **Motion carried.***

8. GENERAL BUSINESS

- 1.) Weir was discussed. The work is to be completed this month.
- 2.) Pool deck will need repairs next year. The Board is looking into methods for this repair. This will have to be a shared cost with the Townes of Northwyck.

9. ADJOURNMENT

Meeting was adjourned at 7:31 p.m.

Respectfully Submitted by; Nicole Fettig