

Villas of Northwyck Condominium Association

Meeting Minutes – November 28, 2017

Meeting Location: Northwyck Clubhouse

Meeting Date: 28 November 2017 at 6:00 PM

Board Members Present:

- Susan Schreier, President
- Patricia DeSatnick, Vice President
- Bruce Papet, Treasurer
- Kevin Fanroy, Secretary
- Eliseo Carrillo, Director

Metro Group Management:

- Marti Johnson, Property Manager

Meeting called to order at 6:00 PM

ADMINISTRATIVE

APPROVAL OF BOARD MEETING MINUTES

- October 25, 2017 Minutes – Motion to approve by DeSatnick. **Unanimously approved as corrected.**

NEW ASSOCIATION MEMBERS

- 1290 Alameda Blvd – Christina Wilusz

RENTALS Discussion of co-owners who are not following the process in the by-laws that they must first request permission prior to renting their unit, submit lease, and contact information for resident. Need to issue warning letter and fine repeat offenders. All non-current leases have been notified need to get current and provide copy to association management. Discussion of lease activation fee or annual fee to offset the additional administrative work involved with leased units.

GROUNDS

TREE TRIMMING Tree Corp approved for pear tree trimming. Board requested the two trees by the pool be trimmed as well. Tree trimming and planting scheduled for Friday, Dec 18.

DRAINAGE PROJECT Century Gutter has completed the three drainage projects. Work sites appear OK.

SNOW REMOVAL 2017-2018 American Properties is on track, will be placing stakes soon.

LANDSCAPE CONTRACT One of the landscape companies being considered has decided to forego bidding for now. AP will put together a revised package for next year to make sure they can staff to do all the work specified in the contract. Marti will see if he can come in to explain.

WINTER CLEAN UP AP will do the final fall cleanup during the first 10 days of December as the pear tree leaves fall. They will also do the edging at that time and address the trash.

SPEED SIGNS Discussion of on-going speeding issue in the community and adding new, more visible 15 MPH signs to increase awareness. Change current sign and add a sign to Hollins Hall and to Alameda. City signs cannot be changed per Troy, but can add signs to existing poles. Discussion of speed bumps, including ones that may be painted or decals. Troy PD may be able to put the radar back out before winter. **Motion by DeSatnick to purchase three 15 MPH signs. Unanimously approved.**

PARKING Discussion of overnight parking timeframe and what other communities in the area use.

PET SIGNS To address dogs being walked off-leash in VoN by residents of nearby communities who have not been complying with requests to leash their dogs, Marti will check into signs such as the one with the city ordinance that the church next door has. Approximately \$40. **Motion by Schreier to add signage that pets must be on a leash. Unanimously approved.**

BUILDINGS

1266 AB Repairs made to wood under front window.

FINANCIAL

STATUS OF ACCOUNTS RECEIVABLE

PAST DUE One co-owner past due who is usually timely.

VIOLATION FINE Co-owner who has satisfactorily corrected violation but is refusing to pay fines remains past due.

MONTHLY FINANCIAL REPORTS

- October 2017 Financial Report – **Unanimously approved.**

COMMUNITY ISSUES

BRIDGE REPAIRS MDEQ has approved cutting of phragmites on either side of the bridge. Community Board has approved bridge repairs to repair loose boards and part of the railing that is failing and cutting of the adjacent phragmites, chemical treatment next fall. Will do cutting and repairs once the ground freezes, possibly December.

BOULEVARD and FLAGPOLE LIGHTING RB & Sons Troy will complete the replacement of bulbs. Management will inquire about possibly changing to LEDs (Townes did not approve). Grimaldi has not been getting paid timely by the Townes for their half owed for previous work and has become unresponsive.

CLUBHOUSE CLEANING VON resident who had the carpet cleaned has been reimbursed by VoN and Townes.

UNRESOLVED BUSINESS

BYLAW UPDATES **Tabled.**

TREE REPLACEMENTS

- 1387 AB Serviceberry has been replaced. Management received positive feedback from co-owner.
- 1317 HH Tree Corp pulled out both trees instead of just the one dead pine tree. They have replaced both trees, one at their expense.

SHRUB REPLACEMENTS AND MODIFICATIONS 1331 AB is still missing the yew that was to be replaced. Management contacted Landscaping again today but has not yet received a response.

NEW BUSINESS

TRASH BLOWING FROM TOWNES Discussion of putting up burlap barrier to keep trash blowing from the two sides of the Townes into the Villas, whose residents then have to pick it up. Management will check with AP on cost and will see if the Townes is OK with it.

CALENDAR REVIEW

Next VON Board meeting scheduled for Tuesday, January 23 at 6:00 PM.

ADJOURNMENT: 7:37 PM

Meeting minutes submitted by Kevin Fanroy and Susan Schreier