

Villas of Northwyck Condominium Association

Meeting Minutes – August 24, 2016

Meeting Location: Metro Group Management office, Sylvan Lake

Meeting Date: 24 August, 2016 10:00 AM

Board Members Present:

- Susan Schreier, President/Secretary
- Patricia DeSatnick, Vice President
- Bruce Papet, Treasurer
- Stacie Greslick, Director - via conference call

Board Members Absent:

- Kevin Fanroy, Director - excused

Metro Group Management:

- JC Palmer, President
- Marti Johnson, Field Inspector/Quality Control

Meeting called to order at 10:05 AM

ADMINISTRATIVE

Discussion of how to improve communication and operations between VoN Board, association members, and management.

LANDSCAPING

Marti has updated contract and is ready to bid.

GROUNDS

SNOW REMOVAL Will be putting out to bid. Spec to clear snow before applying ice melt. American Property has a piece of equipment with a brush.

LEGAL

JOA Schreier updated Meisner on status of JOA/ No further action since last joint meeting of both boards. Marti sent Ryan at McShane a copy of the Townes' bylaws; Townes is disputing they have responsibility for quoting to repair the potholes at the entrance.

DRIVEWAY BAYS Plantscapes has been given deposit for sedum. Concerns that despite multiple requests communicated a variety of ways (newsletter, email, signboard, some face to face), the importance of watering shrubs that were dying from lack of water during the drought, did not get the level of help that was hoped for. Additional concern that a similar response can be expected if/when Association requests residents to water to help

establish sedum. Marti will check with Plantscapes on possibility cancelling the sedum order and if need be putting the deposit toward shrubs.

VIOLATIONS Discussion regarding handling violations that come up outside normal business hours; what type of violations needs addressed immediately and who should handle notifications on weekends/holidays. Marti still figuring out what Board would prefer. Usually if a Board member requests something handled on a weekend, Marti will make follow up immediately if the matter seems urgent.

LIST OF CONCERNS Papet gave list of items of concern to JC. JC will review any items not yet completed and/or addressed.

FALL WALKAROUND Need to schedule.

ADJOURNMENT: 11:27 AM

Meeting minutes respectfully submitted by Susan Schreier.