

Villas of Northwyck Condominium Association

Meeting Minutes – March 28, 2017

Meeting Location: Northwyck Clubhouse

Meeting Date: 28 March, 2017, at 6:00 PM

Board Members Present:

- Susan Schreier, President/Secretary
- Patricia DeSatnick, Vice President
- Bruce Papet, Treasurer
- Stacie Greslick, Director
- Kevin Fanroy, Director

Metro Group Management:

- Marti Johnson, Property Manager

Meeting called to order at 6:00 PM

ADMINISTRATIVE

APPROVAL OF BOARD MEETING MINUTES

- January 31, 2017 Minutes – Unanimously approved

NEW ASSOCIATION MEMBERS

- 6616 Wabash Lane Ann Margaret Ptasznick, \$365,000
- 1377 Hollins Hall: Richard Lee, \$TBD

DIRECTORIES Directories are being printed. Management will send out along with the materials for the annual meeting if they are ready in time (end of April). Otherwise will distribute by hand.

GROUNDS

YARD BENCH Considering bench by path to Emerald Lakes, appx \$100 for wooden bench, \$300 for composite. Will also price concrete bench. TABLED pending further quote.

CRACK FILL STREETS Quote from Select Asphalt for crack fill of streets: \$2,500 for VON portion of Alameda Blvd and Hollins Hall; \$500 for path to Emerald Lakes and \$1,000 for Clubhouse and circle drive (+\$300 for paint striping) which would be cost shares. **Motion by Schreier, second by DeSatnick to crack fill VON portion and also proceed with path due to safety issue. Unanimously APPROVED.**

FALLEN BLUE SPRUCE Windstorm blew over a blue spruce at 1414 AB; wet ground appears to have contributed and tree was also next to downspout outlet which is now eroding. Management suggested temporarily filling in with pebbles/rocks if it will be more than a few weeks to replace tree. Concerns about a replacement tree having same issue. Management will check with co-owner on replacing. Estimated cost \$375-\$400. **Motion by Papet to replace; second by Fanroy; APPROVED.**

BUILDINGS

DECKS Discussion of utilizing decking materials (plastic, composite) other than western red cedar which is specified in association documents following request from two co-owners. Viewed samples. Unanimously agreed to keep with specified decking.

FINANCIAL

STATUS OF ACCOUNTS RECEIVABLE Two co-owners have outstanding fines. One will be evaluated in Spring related to deck / building; management will notify other will begin to accrue late fees if not paid by May 1.

MONTHLY FINANCIAL REPORTS

- January 2017 Financial Report – Unanimously approved
- February 2017 Financial Report – Unanimously approved

COMMUNITY ISSUES

POOL DECK Grinding of pool deck repairs will be scheduled and completed before pool opens in Spring, already APPROVED by both Boards. Clubhouse phone will be turned on prior to pool opening.

JOA TON has cancelled scheduled joint meeting twice. Management has sent list of cost-share items to TON joint board members and their management company for approval to get moving on these prior to meeting. So far, no response although several items were approved pending quotes at last joint meeting. JOA previously sent to Townes and should be ready to sign. Will continue to attempt to meet.

GEESE ISSUES GooseBusters has been out daily to keep the geese off the property.

UNRESOLVED BUSINESS

VON DOCUMENTS UPDATE Legal counsel has been advised VON would like to begin updating bylaws. Will not be able to complete by Annual meeting; management will request legal start with updates to the bylaws portion if possible. Board will start passing ideas on other items to consider.

LITTLE FREE LIBRARY Placement by light post at juncture of Hollins Hall and Alameda Blvd across from path to Emerald Lakes in spring. Will possibly place bench here, if approved.

WINDOW GRATES Currently offsite being painted, should be completed shortly. Window wells have been cleaned out and debris removed.

BRIDGE Management had bridge repairs quoted. Contractor suggests replacing at least right side of railing as it is shifting and there is dry rot. Bridge surface over all is in good condition. Estimates minimum \$5,000 to replace railings on both sides of bridge. Will be a cost share item with the TON. Per Papet, bridge was a joint venture between Robertson Bros and Woodside per Troy but is on VON property. Management will check with City of Troy to inspect bridge condition.

IRRIGATION Marti will follow up with Precision regarding uncapping shrub misters and re-allocated heads at startup as Board would like to resolve before summer. Have not observed damage to sprinkler heads this year, new contractor shoveling and using snow blowers appears to have reduced damage considerably.

SHRUB REPLACEMENT Plantscapes has not yet submitted quote to replace shrubs lost over winter. Several were iffy following last summer's drought. Management will follow up with Kim.

POND MAINTENANCE No updates; management assumes still on track.

NEW BUSINESS

Annual Meeting scheduled for June 15th.

Schedule meeting with Dave Palmer American Properties to discuss landscaping this summer since Darrin NLWC.

Schedule Spring Walk either first two weeks of May or last week of May.

Metro will forward TON their half of Clubhouse rental fees. Motion by Greslick, second by Schreier. Unanimously approved.

CALENDAR REVIEW

Next VON Board meeting scheduled for April 25th at 6:00 PM.

ADJOURNMENT: 7:28 PM

Meeting minutes respectfully submitted by Susan Schreier