

Villas of Northwyck Condominium Association

Meeting Minutes – April 25, 2017

Meeting Location: Northwyck Clubhouse

Meeting Date: 25 April, 2017, at 6:00 PM

Board Members Present:

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

Board Members Absent:

- Stacie Greslick, Director

Metro Group Management:

- Marti Johnson, Property Manager

American Property Service Centers:

- Mark Vidosh, COO (partial, guest)

Meeting called to order at 6:00 PM

ADMINISTRATIVE

APPROVAL OF BOARD MEETING MINUTES

- March 28, 2017 Minutes – Unanimously approved

NEW ASSOCIATION MEMBERS

- No new members

ANNUAL MEETING Scheduled for June 15, 2017. Waiting on attorney for additions to the letter regarding Voting Without a Meeting. Two seats up for election, (1) Pat Desatnick and (2) seat vacated by Stacie Greslick, who is resigning from the Board and will not be running for re-election.

SPRING WALK Marti will send Board a couple of dates to walk the community.

GROUNDS

AMERICAN PROPERTY Mark Vidosh, COO, attended meeting for meet and greet and to hear Board goals and objectives for improving the landscaping for the community. TruGreen will be doing fertilization. Weeding concerns. Will be edging to 4" and clear out all grass above the edge. Will apply Snapshot (pre-emergent) to

driveway bays after mulching. Reviewed Hamlin grass issues. Grub treatment is scheduled for Spring and Fall. Discussed possible options for 1362 AB back of unit; will check. Board and AP OK with removal of annuals Dec 1. Board requested quote for tree trimming. Will get with us prior to starting shrub trimming to review details.

SEEDING American Property to restore phragmite area that was sprayed and tree removal area as weather permits.

IRRIGATION Precision has turned the system on, repairs in progress. Board would like proposal for shrub misters that were capped. The four townhome units where irrigation was resumed looked better than most.

SHRUB REPLACEMENT Plantscapes anticipate late April - early May for shrub work. Quote pending. Marti will follow up; list was reviewed and sent to Plantscapes.

SERVICE BERRY REPLACEMENT New serviceberry requested to replace failing one at 1387 AB. \$300. **Motion by Schreier, second by Fanroy; motion passed.** Management will review importance of watering regularly to establish.

BUILDINGS

WINDOW GRATES Basement windows grates have been painted and re-installed. Feedback has been positive.

COACH LIGHT REPLACEMENT Quote from Pine Tree Lighting for fixtures replacing all coach lights fronts and back of all units \$11,062; and RB & Sons for installation. Fixtures are the same style and manufacturer VON has currently but a different finish that is much more durable than the pewter finish Robertson installed which has faded and corroded. Papet would like to make sure installation quotes include clear caulking (yes). **Motion by Papet to approve purchase of coach lights, second by Fanroy. Unanimously approved.** Will wait for two other installation quotes. Papet will check on LED bulb pricing. Will be 40 watt equivalent with warm tone. LED expected to last appx. 7 years. Quote by Grimaldi Electric for installation later approved unanimously for \$5,796.

UNDERGROUND DRAIN FLUSH Drains to be flushed once all water is turned back on. Currently scheduled April 27 & 28.

ROOF/CHIMNEY INSPECTIONS American Property did an extensive inspection of chimneys. Four were repaired immediately. See list of others to be completed.

BUILDING PAINTING Exterior Painters scheduled to begin May 5 on Buildings G, H, and I. Marti will confirm whether or not shutters are included (no).

FINANCIAL

STATUS OF ACCOUNTS RECEIVABLE Two co-owners have outstanding fines. As these have remained unpaid, Metro will begin fining for the unpaid fines May 1. Attorney has approved.

MONTHLY FINANCIAL REPORTS

- March 2017 Financial Report – Unanimously approved

FDIC LIMITS Association has a CD maturing on May 4th. Rather than re-investing the \$100,197.46 plus additional interest that will be coming, Metro proposed cashing out of this 13 week CD @ 0.3% and moving into a new 11 month CD at 1.0%. **Unanimously approved.**

COMMUNITY ISSUES

BRIDGE Balusters replaced on bridge railings.

POOL DECK Grinding of pool deck repairs completed. Pool permit ready to go and will be placed prior to pool opening Memorial Day weekend. Clubhouse phone will be turned on prior to pool opening.

POOL Pristine Pools filter sand change and pool opening being scheduled. Added sign closed until Memorial Day.

POOL FURNITURE REPLACEMENTS Pristine Pools has offered Northwyck a great deal on replacement pool furniture that matched what is there. Shared expense, no response yet from Townes. Marti will follow up.

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 American Properties installed Library by light post at juncture of Hollins Hall and Alameda Blvd across from path to Emerald Lakes in spring. Bench (approved via email) also placed here. Schreier donating Charter so will be an official Little Free Library. Desatnick has secured donated books from City of Troy Library to help start things off.

NEW BUSINESS

Marti will forward suggested dates for Spring community walk.

CALENDAR REVIEW

Next VON Board meeting scheduled for June 27 at 6:00 PM.

ADJOURNMENT: 7:28 PM

Meeting minutes respectfully submitted by Susan Schreier