

**VILLAS OF NORTHWYCK
OCTOBER BOARD MEETING
October 18th, 2011**

Present: Leon Hart, David Kenewell, Stacie Greslick, Pat Hurley, James Campbell

Absent:

Bill McShane, Jim Picard and Nicole Fettig represented the management company. Nicole Fettig was the recording secretary for the meeting.

The meeting was called to order at 5:20 p.m.

The September meeting minutes were approved. Nicole to send Penny Paul a copy of the monthly Board meeting minutes for the community website.

Treasurers Report:

- 2012 Budget was discussed. Board decided not to increase fees and in turn, will not replenish the Reserves Fund. David made a motion to adopt the budget with no increase and that it be tabled to the next meeting, Stacie seconded the motion. Reserves are being funded at approximately \$58,000, of which \$18,000 are for roof replacement reserve funding.
- Explanation letter to go out with budget to homeowners.

Management Report:

- Judd Hart quote approved for removal of trees. Total cost \$2,300.00. McShane still needs a copy of the quote.

Water Committee Present: Bruce Papet and Susan

- During the middle of this past summer, two owners volunteered to monitor irrigation. Bruce reported that last years (2010) water bills equaled \$65,744.00 for water/sewer for entire complex. Two quarters last year were just over \$6,000 and another just over \$8,500, which is an approximate mean of \$7,000. Concluding that about approximately 58% of water goes to irrigation which equals about \$39,000 spent on irrigation last year. When the committee took over the irrigation it was being run 4 times a week costing approximately \$373.00 per sprinkler cycle.

Matt Gerich from Gerich Landscaping Present:

- On Irrigation, Matt suggested installing a moisture/rain sensor in the ground to monitor which lawns need what amount of water. Sensor will also stop sprinklers when it rains.
- Rain sensors would be a total cost of approximately \$800.00.
- Irrigation committee to work closely with Matt Gerich and David Kenewell.

- 2012 Gerich Landscaping Mulch bid. Total Cost \$12,500.00. Leon made a motion, seconded by David. All in favor.
- Gerich Lawn Repair bid approved. Budget can reflect. Will not be done until spring.
- Management Contract with McShane to stay the same but Manager only has to attend 4 meetings per year as well as Annual meeting.

Next Board meeting to be determined.

Meeting adjourned at 6:25 p.m.

Respectfully submitted by; Nicole Fetting
Recording Secretary for the Villas of Northwcyk
Board of Directors