

THE VILLAS OF NORTHWYCK
MAY BOARD MEETING
May 2, 2011

Present: David Kenewell, Leon Hart, Stacie Greslick and Pat Hurley

Absent: Richard Colby

Gary Castile and Nicole Fettig represented the management company and Nicole Fettig was the recording secretary for the meeting.

The meeting was called to order at 5:33 p.m.

The March meeting minutes were approved.

Management Report: Gary Castile

Old Business:

- Painting all set and ready to go as soon as weather permits.
- Mailbox replacements ordered. Mailboxes will stay in same place, same order.
- Gerich stream clean up completed, per approved proposal.

Treasurer's report:

Stacie would like the Reserve study project balance amount for 2011 so she can review the current status in the Reserves.

New Business:

- Gerich Proposal 13020 for landscape improvements around 2 cable boxes near pond. Total Cost is \$380.00. Pat made a motion to approve, Stacie seconded the motion, and all were in favor. Proposal was approved.
- Gerich Proposal 13021 for removal of a large limb hanging over 1282 Alameda. Total Cost \$395.00. David made a motion to approve, Leon seconded the motion, and all were in favor. Proposal was approved.
- Gerich Proposal 13022 for trimming intruding branches along rail fenced in rear of unit at 1302 Alameda. Total Cost \$145.00 was not approved.
- Gerich Proposal 13019 for installation of stone around deck, entry steps and air conditioner units. Total Cost \$8,530.00. David made motion to table to next Board meeting. All were in favor of placing bid on hold and tabling until next meeting.
- McShane to get 2011 Flower bid for next Board meeting from Gerich. Bid to include flower pots.
- Lighting:
 - o Adding lighting was discussed. Carriage lights need to be taken down, possibly replaced with flood lights. Need new light up that is larger and motion driven.
 - o Possible additions of "no trespassing" sign on gate by pool.
- Deck Staining:
 - o Letter/Information to be included at Annual meeting. Nicole to check Bylaws for specifications and to send sample violation letter to David.

Financial Consideration:

- New Budget Lind item:
 - 1.) Future Construction Item of a structure: small gazebo to overlook the pond. David made motion to offer as a line item. Board would like to place this on hold.
- FHA Status?
 - o Cost Issue.
 - o Couldn't move forward due to litigation.
 - o Nicole to follow up with status and steps to move forward with process.

Next Board meeting will be June 6th at 5:30 p.m.

The meeting was adjourned at 6:20 p.m.

Respectfully submitted by; Nicole Fettig – McShane & Associates