

**THE VILLAS OF NORTHWYCK**  
**AUGUST BOARD MEETING**

August 8, 2011

**Present:** Leon Hart, Stacie Greslick and Pat Hurley

**Absent:** David Kenewell

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

The meeting was called to order at 5:32 p.m.

The June meeting minutes were approved.

**Management Report:** Gary Castile

**Old/New Business:**

- McShane & Associates still needs to check with the city on a wetland plot survey map.
- Pond level is better but still a little low. Need to possibly block holes so water can't drain out. McShane and Associates will contact a concrete or mason expert to review blocking holes and replacing sand bags with concrete block.
- Pat Hurley was issued 10 pool keys, 2 pump room keys and 2 clubhouse keys. The proposed cost to co-owners is \$20 for new residents and \$50 for a lost key. Pop-A-Lock is the vendor who can get more blanks.
- Pools by Poye will be contacted to review and quote re-finishing pool surface in the spring of 2012.
- The cement around the pool deck needs to be reviewed by three concrete contractors for their input and cost to remove/replace. Possible "core" samples to determine the base condition under the current concrete. Quotes should include warranty on work. Suggest "pavers" by rear door similar to front door in the event that the ground continues to heave and settle.
- Holiday Lights at clubhouse were discussed with the idea of volunteers from the Townes and the Villas handling the project.
- Urban Painting quoted foam cleaning and brushing of the units. The costs are (2) unit \$300, (3) unit \$500, (4) unit \$650. The thoughts are to incorporate these costs into the painting costs. Clean the units prior to painting and add that to the rotation of the complex.
- Gerich Proposal #13124 was approved EXCEPT for (under line item 4) the sod replacement of \$480. Costs will be \$1180 minus \$480 for a total of \$700.
- Potential new board member will be discussed at next meeting. Candidate being considered is James Campbell.
- Need to determine who will manage the irrigation clocks. The options are Gerich or volunteers.
- Need to have Gerich work with Pat Hurley on new ideas to enhance the East and West ends of the pond. Add trees, bushes, transplant existing hostas, etc.
- Need at least one more quote to remove a couple of poplar trees that are proposing a risk to falling onto a unit? Suggest Arbor Tree and Leon will be point person to discuss with Arbor.
- Projected date for Pool closing is September 20<sup>th</sup>.
- Some Pool Furniture needs replacement and should be addressed prior to 2012 pool opening.

**Treasurer's report:**

Some items are over, some under with Painting that is over by \$1100. Gary indicated that this was due to extra wood replacement.

Next Board meeting will be September 19th at 5:30 p.m.

The meeting was adjourned at 6:43 p.m.

Respectfully submitted by; G. Castile