

**VILLAS OF NORTHWYCK  
SEPTEMBER BOARD MEETING  
September 20th, 2011**

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

**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 5:35 p.m.

The August meeting minutes were approved.

**Treasurers Report:**

- Approximately \$10,000.00 in fees uncollected.
- Delinquent unit owes \$7,800.00, co-owners have filed bankruptcy and the bank has now taken over the unit. The bank is offering to pay \$4,000.00. David Kenewell made a motion to defer to attorney to counter offer with a starting offer at \$6,000.00, the motion was seconded by James Campbell and the motion was approved. The Board requested that they receive an answer within one week.

**Election of Officers:**

- David made a motion to move James Campbell as a Board Trustee, Leon Hart seconded the motion and all were in favor.

**Management Report:**

**Old/New Business:** Bill McShane

- Jim Picard to follow up with Kevin from Gerich regarding pond.
- McShane to follow up with Pools by Poye regarding second overflow of pool. Board would like to be reimbursed, within one week, for the cost of water due to the overflow.
- There were two agenda items added to the management report; deck maintenance and garage sale date.
- The Board reviewed the Pools by Poye quote for the re-surfacing of the pool and the pool deck concrete work. A motion was made by Leon Hart to approve the quote for pool repair, seconded by James Campbell, all were in favor.

- Jim Picard to follow up on trying to find a plot map of property lines with the wetlands.
- Arbor Tree Service quote for trees threatening to fall on units has been placed on hold until David Kenewell and Jim Picard meet with Arbor tree to make sure they have the correct trees. Pat Hurley made the motion; Leon Hart seconded the motion to table the quote until a meeting takes place.
- 2012 Gerich Proposals:
  - Motion was made by David Kenewell to approve the Flower planting for the Villas of Northwyck cost shared portion and seconded by Leon Hart, motion approved.
  - Motion was made by Pat Hurley to table the quote for lawn repair until spring, the motion was seconded by James Campbell, motion approved.
  - Motion was made by Leon Hart to approve the 2012 Tree Fertilization quote, seconded by James Campbell, motion approved.
  - Motion was made by Pat Hurley to table the mulch quote until spring, seconded by Leon Hart, motion approved.
  - Motion was made by Leon Hart to approve the Irrigation quote seconded by James Campbell, motion approved.
- Board discussed the deck maintenance letter to be sent to all co-owners. Board decided if co-owner does not maintain deck by June 1st, 2012 then the Board will authorize Stan (deck man) to perform the maintenance on the Associations behalf. The expense will be billed back to the co-owner. If the co-owner fails to pay, then that will allow the Association to employ all collection efforts pursue to the delinquency policy resolution that is already in place. The Board agreed that the stain color (from Bylaws or Stan) should be added to the letter.
- Garage Sale approved, date to be determined.
- Budget Proposal: 2012
  - Needs to be adopted by Thanksgiving
  - Looking at possible increase.
  - Board will have separate budget meeting.
- FHA approval process is on hold until March 2012 because the application cannot be re-submitted until this time.
- Pat Hurley and Stacie Greslick decided they would be in charge of the Holiday Lighting at the clubhouse this year along with any other volunteers.

Next Board meeting October 18<sup>th</sup> at 5:30 p.m.

Meeting adjourned at 6:35 p.m.

Respectfully submitted by; Nicole Fettig  
Recording Secretary for the Villas of Northwyck  
Board of Directors