

**Villas of Northwyck
BOARD MEETING
October 9th, 2013**

1. CALL TO ORDER

Board Members Present: Pat Hurley, Leon Hart, David Kenewell, Susan Schreier
and Stacie Greslick.

Also Present: Nicole Fettig

The meeting was called to order at 6:05p.m.

2. APPROVAL OF PREVIOUS BOARD MINUTES

The September 2013 meeting minutes were approved. Nicole to send minutes to Penny Paul.

3. SECRETARY REPORT

No business to report.

4. TREASURER REPORT

- 1.) 2014 Budget: Mulch price dropped from \$23,000 to \$14,000 with new revised bid from Transcending Gardens. Budget amount for mulch will change to \$15,000.
- 2.) Stacie would like a copy of the Reserve Study so we can know what capital projects are projected for the future.
- 3.) Budget to be approved by November 1st.

5. MANAGEMENT REPORT

Old Business:

- 1.) Pet Letter: Pat will get to Nicole in time for budget mailing.
- 2.) Nick from Tri-County Aquatics approved for MDEQ to come out for an evaluation of the pond for a total cost of \$250.

New Business:

- 1.) Transcending Gardens Quote for Wetland Growth Cutback. Total Cost \$2,700.
Motion to approve made by Pat Hurley, seconded by Leon Hart. Motion carried.
Work to be done in 2013.
Nicole to verify that phragmites is not part of the cut back as cutting them down spreads growth.

- 2.) Transcending Gardens Quote for New Bed maintenance on North property fence line. Total Cost \$2,160. *Motion to table quote until 2014 budget, seconded by Pat Hurley. Motion carried.*
- 3.) Starlight Painting Quote for painting of 2 buildings. Total Cost \$8,800. *Motion to approve made by Leon Hart, seconded by Susan Schreier. Motion carried.*
- 4.) Transcending Gardens (Lush Lawn) 2014 Lawn Fertilization. Quote includes 5 applications, core aeration, over seeding, grub preventer, grub killer and fungicide.
Motion to approve quote without grub killer made by David Kenewell, seconded Susan Schreier. Motion carried. Board would like to do the 10% prepay option.
- 5.) Nicole to make sure 911 phone by the pool gets turned off for the winter.
- 6.) All light bulb work orders from this point forward are to go to Pat Hurley and David Kenewell. They will change them. No outside vendors. When Tom Vomastek comes out to check on street light, he is to also check on light sensors to see if it is something the Board can change on their own.
- 7.) Management reports need to include a report on past months work orders so that the Board can review instead of just open work orders. Pat and the rest of the Board would also like a work order report for all work order open and closed in 2013 along with the total cost of each work order. Nicole to get with Mikki to send.

6. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

The next meeting will be on November 13th, 2013 at 6:00 p.m.

Meeting minutes respectfully submitted by; Nicole Fettig