

Villas of Northwyck Condominium Association

Meeting Minutes – September 15, 2015

Meeting Location: Meisner Law Group office, Bingham Farms, MI

Meeting Date: 15 September, 2015 at 5:30 PM

Board Members Present:

- Pat Hurley, President
- Susan Schreier, Vice President/Secretary
- Stacie Greslick, Treasurer

Absent:

- Patricia DeSatnick, Director (excused)
- Leon Hart, Director (excused)

Meisner Law Group:

- Robert Meisner, Attorney and Counselor

Meeting: Called to order at 5:40 PM.

ADMINISTRATIVE

BYLAW ISSUES Discussion of second violation after first non-compliance resolved, same issue. Must submit modification request.

PREVIOUS MANAGEMENT Discussion of administrative lapses and financial concerns. President Hurley to forward email sent to him by community manager as proof meeting occurred. Board to send recap of examples.

JOINT ASSOCIATION Current arrangement functioned OK for 10 years, creation of a third association and community management contract proposed by previous management company to manage shared aspects Villas of Northwyck and Townes of Northwyck not necessary now. Attorney Meisner can draft an agreement to specify who takes care of what, final say, nonpayment and penalties. Suggests two from each board as advisory committee, meet every two months. Each association should manage own property for liability; name each other Additional Insured. Unanimous agreement to have MLG draft Joint Operating Agreement and present to Townes at next meeting, not to exceed \$4,000.

ADJOURNMENT: 7:35 PM

Meeting minutes submitted by Susan Schreier, Secretary, Villas of Northwyck