

**VILLAS OF NORTHWYCK
BOARD MEETING
SEPTEMBER 17TH, 2014**

1. CALL TO ORDER

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

Also Present: Nicole Voss

The meeting was called to order at 6:03 pm

2. APPROVAL OF PREVIOUS BOARD MINUTES

The August 2014 meeting minutes were approved with no changes. Nicole will send to Penny Paul.

3. TREASURER REPORT

No report available at the time of the meeting.

4. MANAGEMENT REPORT

Old Business:

- 1.) DCAM is behind schedule do to so many rain days. The work is now scheduled for the 3rd or 4th week of September, weather permitting. Board would like the Emerald Lakes path crack filled at the same time.
- 2.) Century gutter scheduled for the end of September, weather permitting.
- 3.) Allied Construction left asphalt lines, on the boulevard which is a cost shared area.

New Business:

- 1.) Northwyck Community Association: David went over what was discussed at the joint meeting. *Motion was made by David Kenewell to table the vote to move forward with the intent of creating the Northwyck Community Association until more clarification has been made and contract has been looked at, seconded by Pat Hurley. Motion approved.*
Budget needs some work and line items added before it is complete. Board has some questions and needs to go over the management contract before signing.

Board as a whole would like to the management contract, maps and budget emailed to them so they can review everything. Board also had a concern if the Northwyck Community Association doesn't agree as a Board, who makes the tie vote.

2.) 2015 Budget Items:

Contracts:

- 1.) Lawn Maintenance: Get renewal bid from Transcending Gardens and 2 other bids from other companies.
- 2.) Lawn Fertilization: Board wants 3 bids.
- 3.) Tree Fertilization: Board wants 3 bids.
- 4.) Irrigation: Board wants renewal bid from Precision.
- 5.) Painting: Board wants renewal bid from Starlight Painting.
- 6.) Concrete/Crackfill: Go out to bid. Not happy with DCAM.

Projects:

- 1.) Need quote on completely re-sodding a couple of the lawns. Nicole to get quote from Paul on re-sodding the lawns at 1289-1247 Alameda.
- 2.) Sealcoating should be budgeted as it was not done in 2013 or 2014.
- 3.) Century Gutter project continuation for drainage. Nicole getting a quote from Century Gutter for completion and schedule of all work.
- 3.) <Co-owner> sent a response to the Board in regards to the violation letters and bill back for the grass replacement due to pet damage. Per the Board, no fines and violations are to be waived. Nicole to send final notice regarding removal of the flowers or the landscaping company will do it and bill them back. Awning is still the incorrect awning and needs to be replaced.

5. ADJOURNMENT

The meeting was adjourned at 7:12pm

The next meeting will be in October 20th at 6pm, if needed. If not, meeting will be in November.

Meeting minutes respectfully submitted by; Nicole Voss