

SPECIAL NOTE

All new maintenance request forms will be directed to our new Vice President effective June 5, 2021. Please send your requests to the address listed below:

Northwood Lake Condominium Association

4881 Northwood Circle

Cass City, MI 48726

A new Maintenance Request Form will be created soon. On the form you will be asked to name which Item(s) on our Maintenance, Repair and Replacement Responsibilities Matrix are related to your concern. This matrix can be found on our web page at www.northwoodlakecondos.com site. In the meantime, continue to use the form that is also found on our web page.

06/04/21 rds

Northwood Lake Condominium Association
June 1, 2021
Spring Association Meeting
Minutes

The Spring NLCA Association meeting was called to order at 6:30 p.m. at the Lions Pavilion in Cass City, Michigan. There were **45 members** present.

President Butucel welcomed new members since our last meeting. Introduced were Carol Rutkoski, Becky Kingery and Mike, Ken Campbell and Linda Miller.

Due to COVID restrictions we moved the location to outdoors and changed the time to offer attendance to those who are working. The unexpected fee to use the village was \$75.00.

Secretary's Report was read. Note for all to take home a gift tonight that had been purchased for last year, but due to the pandemic could not be distributed. Apology for inaccurate street address on pens was given by your secretary.

Treasurer's Report was given by our new treasurer, Linda Miller. Total assets are \$384,807.34. We now have copies of our most recent audit.

President's Report-New Street lights on Beechwood Drive and Northwood Circle will be installed by the Village of Cass City this year. There is more cement work to be done on some of our condos. A 10 x 10-foot section costs approximately \$750. All drives will be assessed and those with cracks will be marked for replacement. We will not be raising HOA Fees this year. Able's didn't follow through with their plan to take care of our landscaping update. Esch from Caseville has been contacted, and has come out to access our needs. We are awaiting a quote. Suggestions were made to cut down on cost by only taking out dead shrubs, replenishing rocks and to stop using black diamond edging. There is a better product that will have a longer life that is being considered.

Bob Bliss is no longer associated with the Condos. New lawn maintenance/snow removal will be done by Blain DeBeaubien. Driveways will be edged. He will use brine in winter instead of salt. We will do away with our orange salt buckets. They will shovel our steps, but we will be responsible for salting our steps. We will be responsible for carrying our garbage to Northwood Circle and Beechwood Drive for the next couple weeks due to this maintenance contract change. If we know of someone who has a truck and may be interested in picking up garbage from drives and depositing it in the collection spots, please notify Bob Butucel. Please use heavier bags. We have been threatened by Emterra that they will not pick up our broken bags. A bit of research has been done by our own Kevin Kivel on crows desiring white bags over black bags. They can't see black. Thanks for research Keven! Reminder to break down all boxes for recycling. Do not pile them high at curb! Bliss did all our maintenance on windows and doors. Our new lawn/snow contract does not include this type of work. We are looking for a new contractor to handle these needs for us. Maybe a handyman from town would be willing to do the light work for us. Remember to look at our matrix to see what work is responsibility of owner or association.

We have an estimate for new gutters and downspouts at \$2,600 @. This quote does not include leaf guards which will be needed. We might be looking at doing 8-10 units per year similar to how we did the

roofs. We have bees in our area. If they are inside the condo, it is owner's responsibility. If outside Association can check on the problem. Again, surrounding farmland and woods encourage this problem. Benches will be replaced. The current ones have weathered poorly and one cannot be used. We are looking at possible replacements. Reminder to not allow our guests to park on lawns because of sprinkler heads.

Sprinkler Report – given by Debbie for Dave Block

This report will be filed with our minutes. We have 46 defective heads this year again.

Questions from members:

Q- who is contact with Esch

A- Matt

Q-Water came into basement, last year she was told it was her responsibility to replace carpet and furniture.

A-Association takes care of outside, inside is member's responsibility.

Q-Could Village take care of our garbage?

A-No they won't.

Q-Can we straighten sign at corner of Beechwood and Northwood.

A-On list for maintenance.

Q-Will gutters be redesigned?

A-possibly.

Q-What is the new deck policy?

A-It is clearly spelled out in our most recent Rules & Regulations.

Q-What about the center posts on decks?

A-They were approved due to the need for handicapped wheelchairs being used by owners.

Q-Do we have a solution to the bugs?

A-Spray before they arrive – owners' responsibility. We live near farm land and woods and cannot control that problem.

Q-Can we put in a Gen-x unit?

A-No, we do not own land.

Q-Can anything be done about how close the sprinkler heads are to driveways?

A-Suggestion by Kevin Kivel to make a cement ring to protect head from being damaged.

Q-There is a garden area near Robinson's at end of Misty Hill Dr. Who owns it?

A-DTE, but we can use it. Blain will be asked to mow what hasn't been mowed for a long time.

Q-Parking on Northwood is a problem with cars parked on both sides of street.

A-Solution would be to stagger parking. There is available parking near corner of Ridgeway and Northwood. The land is owned by hospital, but they have given permission for us to use the area for our guests as needed. The for-sale land across from this area may be an option in the future. We made an offer that wasn't accepted, but after a period of time may become acceptable.

Reminder to dress in lighter colored clothing when walking dogs at night. There have been some close calls!

The meeting was adjourned at 7:34 P.M.

Respectfully submitted,

Rinda Smith, NLCA Secretary

Sprinkler System

Our sprinkler system has been a challenge. Last summer we had a major line break & Kevin & I could not get the water to shut off. It was discovered that Precision had missed a line that did not go through the newly installed RPZ valve on Highpoint. Then the village had a problem with shutting off their valve. Weeks later, the village fixed their valve so that Precision was able to dig and reroute the pipes. Precision was so short of help that Kevin & I had to do a fair amount of the work.

Because of ongoing coupler leakage & breakage of the PVC pipes, Precision winterized the RPZ valves and left them installed. This spring I met with Dennis & Al (from the village) and had the water turned on at Highpoint & Ridgeway. I did write a work instruction to document how to start a Winterized RPZ valve.

Curt & I started the Highpoint system last week, which has 3 zones.

Kevin & I started the big Highpoint system which consists of 22 zones over the weekend. Kevin had to fix 3 serious broken heads before we started. We found 46 defective heads and flagged them for repair. Some were hit by snow plowing, mowers & some from being ran over by vehicles. We ask that Co-Owners keep vehicles off the lawn, including their guests. This continues to be an ongoing problem. When people move in or out, trucks & trailers must be kept off the lawn. We all pay for these repairs.

Kevin & I installed new batteries and reprogrammed the 3 battery zones today. They are now up and running. We are able to keep our cost down when we do some of our own work. Precision charges \$900 to start the system. When doing repairs Precision charges \$80 per hour plus \$28 per head. When we do repairs, we get the heads on Amazon for \$9.00 a piece and the labor is donated. We are working to get the water where it is needed. We have been able to reduce our water usage by about 30 percent.

One up-coming project is redoing the heads in the 4 flower gardens as to increase water efficiency.

Kevin & I have been working to document our sprinkler system. We have the entire system mapped out, a matrix of the controller times and have the Highpoint system set up to run on WiFi so that we can control with our phones. We are looking for some help on this sprinkler system. I need to start backing off due to health issues.

Sincerely, Dave Block