

NORTHWOOD LAKE CONDO ASSOCIATION  
TOWN HALL MEETING  
Monday February 19, 2024

This meeting was called to order at approx. 6:00pm by Board President, Kevin Kivel. There were 38 people present with a total of 31 units represented.

President Kivel started the meeting by advising members that the snow removal contract with Blaine de Beaubien's company was terminated earlier in the day. Blaine had requested to end the contract due to his heavy work load. An agreement was reached which includes a reimbursement of funds paid in advance of services.

Pres. Kivel brought the room up to speed on what the board has been working on through the winter including...

1. Bringing all association records and important documents into the digital age by scanning and uploading these items to Board One Drive storage system.
2. The lawn maintenance Bid Requests have been sent out and a company should be in place by mid-March. These quotes were requested to be arranged in a manner that breaks down cost for each service, (mowing, edging, etc..), so the bids can be reviewed in more detail.
3. The 4 pod trees located on association grounds were cut down this very day, stumps will be ground in the coming days. A question was asked as to whether these trees will be replaced. Pres. Kivel brought up the idea of possibly planting memorial trees as an option in the future.

The meeting continued with Pres. Kivel explaining what work will be occurring around the association once the weather permits. These projects are necessary to repair previous damages and/or to prevent potential damages from occurring.

1. Rubber roof vent boots are deteriorating and can allow water to enter and get to interiors causing water damage. These boots were inspected on all condo roofs with approx. 35 needing replacement.
2. Several irrigation problems arose last season due to construction work that was done. A larger water line is broken, and wiring to controllers was cut.

Pres. Kivel opened the meeting up for discussion, and the following subjects were discussed at various times throughout the remainder of the meeting.

1. Divider Walls. At least 2 walls are in need of immediate attention and several others are needing work as well.
2. Shrub Beds. Discussion included ideas on replacing stone with alternate materials and proper installation to promote water runoff away from buildings.

3. Eave Troughs. Much discussion on this subject including the need for repairs and leaf guards. Pres. Kivel explained not all problems are the result of gutter issues, he pointed out that shingles are a fault as well. Some units have shingles blocking water from entering gutters causing over flow, these shingles will be cut back. The gutters do have problems such as leaking corners and loose hangers and such. Pres. Kivel did indicate that leaf guards will be included on all gutters as we move forward. It was explained that putting up all new gutter and downspouts would be more expensive and take more time than to repair existing gutters. When members were asked their preference, a show of hands indicated repairing existing was preferred.

4. Shrub Trimming. A Request for Bid form has been prepared and will be sent out to contractors this week. All existing shrubs will be trimmed this season.

5. Ornamental Trees, (berry). Co-owners will be provided one more opportunity to have the berry tree at front of unit removed at association expense. Last chance. The board will be considering options for getting remaining trees trimmed.

6. A question was raised about removing the stumps left behind during the first tree removal process. To dig up stump could cause water problems, we will look into other options such as killing off the stumps or possibly grinding.

7. Porch Steps. We have several porch steps that are in need of repair, (missing or damaged steps and improperly poured drive extensions.)

8. Garbage Pickup. Question as to why we pay the village for trash removal when Mr. Jay Brown does all the work. Assoc. has to pick up trash on sub roads, and Jay agreed to pick up on Northwood so as not to have the garbage piles as was the case in the past. The village removes trash from Beachwood.

After a very positive exchange of thoughts, ideas, and interests shared by all present, it was determined to prioritize work projects in following order:

1. Roof vent boots and irrigation damage. (already in the works).
2. Porch and step repair.
3. Divider Wall replace or repair.
4. Eave trough leaf guards, and downspout repair or replace.

The board will make every effort to get to work on these projects as weather improves.

The President finished up with reminding all that the annual association spring meeting is scheduled for May 1<sup>st</sup> and encouraged all to attend.

Pres. Kivel also shared that Secretary Rinda Smith has decided to not run for reelection to the board in May for personal reasons. There are 3 board position up for election this year, and now only 2 people on the ballot. It was asked that that co-owners consider

putting their name on the ballot as 5 members are required by by-laws.

Meeting ended at approx. 7:30pm

The Board wishes to thank all co-owners who attended and participated in discussion regarding the above projects.

R. Fitzsimmons VP