

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 10-15-18 Council Meeting

ATTENDEES: Ed Bernhard, MaryLee Ely, Karl Grentz, Richard Skilton, Bob Zink
GUEST: Janet Burgess – Managing Agent

The meeting was called to order at 8:58 AM by President, Karl Grentz.

Minutes of the September 24, 2018 Council meeting were approved as submitted.

OFFICERS' REPORTS:

President, Karl Grentz:

From the 10/4/18 MA meeting, Karl reported the following;

1. Security Director, Marc Fraser gave an update about the month-long issue where just under 300 alarm panels are not presently communicating with the Alarm Receiver at the Security Center. Marc suggested moving forward with reprogramming those panels currently not communicating to the Contact ID format as the most reliable solution pending Verizon's advice on a more definitive and permanent solution.
2. A motion that the proposed subsidy for 2019 from the 2018 surplus be increased from \$42,600 to \$75,000 was passed. This will reduce the increase from \$12.80 to \$11.23 making the Master Association fee for 2019 to \$184.68 per house per month.
3. Update on the following projects;
 - Wood Shop Expansion – the contractor's work is generally complete with Wood Shop volunteers now working on interior finishes;
 - Perimeter Walls – replacing wood roofs with asphalt shingles was completed last month – power-washing, painting and mulching are scheduled for later in October (waiting for delivery of rubberized mulch product);
 - 10 additional new benches have been delivered, are being assembled, and then will be placed throughout HM;
 - Automatic doors have been installed for Rec Center changing rooms and the Cove single door (not the double doors) – electrician will hook up next week

Vice President, Mary Lee Ely:

1. Reminder that the Glenwood Village Ladies Luncheon is scheduled for Wednesday, October 24th at the General Warren Inn.

Treasurer, Ed Bernhard:

1. Barring any surprises, Ed projects that we will finish the year very close to budgeted income and expenses.

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 10-15-18 Council Meeting

Secretary, Bob Zink:

1. The October Men's breakfast drew 4 men. The November breakfast is scheduled on Tuesday, November 2nd. All GV men are encouraged to come and have a good breakfast and then go vote.

Member at Large, Richard Skilton:

Nothing to report.

COMMITTEE REPORTS

Maintenance – Richard Skilton:

1. Installation of new roofs and skylights (24) on units 607 – 612 has been completed. In addition, Bathroom fans in units 607, 608, 609, 610, and 612 were determined to not be in compliance with current building code and were, therefore, brought up to compliance by Bachman during the roofing project.
2. The Stucco power washing, patching, and painting project is scheduled to start this week, weather permitting.
3. The Work Order Log was reviewed and updated. Richard will be assigning priorities to the items as we may not have the funds budgeted to complete them all this year.

Landscape – Tom Thomas reported in via email:

1. Hershey Mill Landscaping will be sending us a proposal for costs to clear space for Egan to prep and paint the stucco on buildings 1 & 2.
2. Proposals to remove a dead oak tree at 607 for \$1205 and to clear blocked drain at 636 for \$572 were approved. The blocked drain cost is being transferred to maintenance.
3. The plantings and new grass at 607 and the new grass along the lane are all doing well and look great.
4. The Fall GV walk around was completed on October 3rd and we are awaiting the proposed cost estimates from Mike Neale for all the items identified. Mike Neale was accompanied by Karl Grentz and Landscape Committee members George Hitz and Donna Licate.

Finance – Ed Bernhard sitting in for Gus Franco:

The proposed 2019 budget was presented and reviewed and will be distributed to all GV residents prior to the November 15th HOA Budget meeting.

OLD BUSINESS: None

NEW BUSINESS:

1. As the result of a noticeable increase in the number of squirrels, chipmunks, mice, and other rodents that are gnawing at wood around garage frames and on decks, digging holes and messing up the beds around the Village, a suggestion was made

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 10-15-18 Council Meeting

to ban bird feeders from the Village. A lengthy discussion followed and the idea was tabled for more discussion and research before making any decisions.

2. Janet presented **THE RENEWAL TO THE MANAGEMENT AGREEMENT** for CSK's services for 2019. The CSK fee remains as it was for 2018 at \$8,088. However, CSK has implemented an Administration Fee in the amount of \$1.00 per unit/per month (\$444/year) beginning on 1/1/2019 to cover general and administrative services such as copying, printing, mailings, computer services, filing, paper, envelopes, reordering, emergency services after hours, phone/emails, cloud backup services, security issues and auto-calling. These costs in the past have been absorbed at no charge to the GV HOA. Council unanimously approved this renewal and thanked Janet for all the great work she has been doing for Glenwood Village. Karl and Bob signed the renewal agreement for Council.

RESIDENT BUSINESS: None

There being no further business, the meeting was adjourned at 11:00 AM.

The next regular Council meeting is scheduled for 9:00 AM on Monday, November 12 at Chez Greutz.

The annual HOA budget meeting is scheduled for 7:00 PM on Thursday, November 15 at the Community Center

Respectfully submitted by Bob Zink, Secretary