

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 6-18-18 Council Meeting

ATTENDEES: Ed Bernhard, Mary Lee Ely, Karl Grentz, Richard Skilton, Bob Zink

GUESTS: Janet Burgess – Managing Agent, Joe Ritter – Maintenance Committee Chair

The meeting was called to order at 8:50 AM by President, Karl Grentz.

Minutes of the May 14, 2018 Council meeting were approved as submitted.

OFFICERS' REPORTS:

President, Karl Grentz:

From the Master Association June 7th Meeting Karl reported the following:

1. A total of 7 homeowners in Hershey's Mill chose to stay with Comcast and not switch to Verizon
2. The seats of Boyd McLear and recently passed Joe Bove on the Master Association Board of Directors are open and will be filled by vote of the BOD at their July meeting. George Earl, Karl Grentz and Boyd McLear have submitted their names for consideration.

Vice President, Mary Lee Ely:

1. MaryLee will proceed to schedule welcoming calls on our new neighbors, the Goodings at 637, and the Ferrys at 636.
2. Due to inclement weather on June 3rd, the Spring Picnic has been rescheduled to June 30th same time and place – 3:00 PM in the center courtyard.

Treasurer, Ed Bernhard:

1. At 5/31 Glenwood Village is running \$11,600 ahead of budget. This is primarily due to lower than budgeted snow removal expense and lower than budgeted general maintenance.
2. Income from the Mutual of Omaha and Citadel investment accounts is not reflected in May or YTD statements. Both Mutual of Omaha and Citadel issue quarterly statements so interest income will show in June, October, January, and April statements. Approximately monthly income s \$260.00 or \$3,100 annually.

Secretary, Bob Zink:

1. Since the first Tuesday of July falls on July 2nd, the July GV Men's breakfast will be moved to July 9th so as not to interfere with anyone's 4th of July plans. Bob will send out an email to the Men of Glenwood notifying them of the change

Member at Large, Richard Skilton:

1. Richard is working on updating the content of the GV web site and also to make it easier to maintain going forward. More at the July meeting.

COMMITTEE REPORTS

Maintenance – Joe Ritter:

1. Joe tendered his letter of resignation from the position of Director of Maintenance but agreed to be available as a consultant on an as needed basis. In his two years as Director, Joe has done an incredible job of identifying many long-neglected maintenance issues and then bringing solutions to Council for action. The Village is in much better shape today because of Joe's untiring efforts. Council thanks Joe for a job well done.
2. All questions or requests regarding maintenance issues from Glenwood Village residents MUST go through the Village Managing Agent – CSK Management, Inc. CSK will handle any

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appropriate scheduling of repairs or replacements. Janet will send out a letter to all Glenwood units via US mail with CSK Management contact info and the procedures to be followed.

3. A motion was passed to spend up to \$8,000 to have all exterior walls on all 10 buildings and garages professionally cleaned. This will be done as soon as it can be scheduled.
4. A motion was passed for the HOA to spend up to \$175,000 from Capital Reserves (pending any unforeseen issues that may surface) to replace the roofs and skylights on buildings 1 and 2 (607-612), repair the damaged area above the front entrance to 610, coat all the stucco on Buildings 1 and 2 with Elastomeric paint, replace all the gutters on buildings 1 and 2 with 6" gutters, and repair the wall on the privacy deck of 613. It has been recommended by the experts that, because the existing skylights are very old and parts are no longer available for them, and to minimize the potential for leaks, they be replaced when the new roofs are installed. The cost of the replacement skylights will be split 50/50 between the unit owners and the HOA. This work will start ASAP.

Landscape – Karl shared Tom Thomas' report:

1. The HML proposal to cut down two additional dead trees in front of 607 and replace with 6 Viburnum bushes at a cost of \$1,523 was approved. This will be done the week of 9/13/18 after the dog days of summer and Gene Fontana has agreed to water the new plants through the fall until they are established.
2. The tree cutting work identified during the spring walkaround has been mostly completed. Tom will get a schedule from Mike Neale next week when he plans to have the HML portion completed as well as when the Summer trimming will be completed.
3. The grass planted along the Lane and some circles to replace winter damage looks great due to above average rain fall this Spring and the efforts of several residents to water in between rain falls. The watering will continue.

Finance – Nothing to report

OLD BUSINESS: None

NEW BUSINESS: None

RESIDENT BUSINESS: None

There being no further business, the meeting was adjourned at 10:25 AM.

- The next regular Council meeting is scheduled for 9:00 AM on Tuesday, July 17, 2018 at Chez Greutz.

Respectfully submitted by Bob Zink, Secretary