

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 9-24-18 Council Meeting

ATTENDEES: Ed Bernhard, MaryLee Ely, Karl Grentz, Richard Skilton, Bob Zink
GUEST: Janet Burgess – Managing Agent, Gus Franco – GV Finance Committee
Chairman

The meeting was called to order at 8:56 AM by President, Karl Grentz.

Minutes of the July 23, 2018 Council meeting and the August 16, 2018 Ad Hoc Council meeting were approved as submitted.

OFFICERS' REPORTS:

President, Karl Grentz:

From the MA, Karl reported the following;

1. The no solicitation signs requested by the master association members have been installed at the gate as well as a larger no parking anytime sign next to the accelerate and decelerate lanes on either side of the North gate
2. Regarding the events and situation surrounding the area wide lock down that occurred as a result of the shooting in Bellingham on Wednesday, September 19, unfortunately during such events our security department does not have any more information than is available through the READY CHESCO SYSTEM. Also there was no other way to alert people who were outside taking walks and playing sports or in the recreation area playing golf etc. All residents are urged to sign up for the alerts through THE READY CHESCO SYSTEM. Please go to ReadyChesco.org and click on the big, yellow Click here "**TO ENROLL TODAY**" tab.
3. Projects underway around Hershey's Mill;
 - Wood shop expansion – interior walls done, painted, nearing completion with just some electrical work remaining;
 - Two walking trails across Ashton and upper Brighton have been completed and seeded;
 - Perimeter walls - replacing wood caps with asphalt shingles has been completed. Power washing, painting and mulching are scheduled for later in September and October;
 - 10 new benches have been placed around HM and 10 more are on order, some of which will be used to replace the deteriorating ones with the heavy concrete ends and saggy boards.

Vice President, Mary Lee Ely:

1. Thanks to all who made the Fall picnic great.

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2. Upcoming events are:

1. Ladies Luncheon - Wednesday, October 24th at the General Warren Inne
2. Cookie Exchange – December 7th, 10:00 AM at 633 Glenwood Lane
3. Christmas Party – December 14th, 5:00 – 8:00 at The Sullivan House
4. Men's Breakfast – 1st Tuesday of every month.

Treasurer, Ed Bernhard:

1. Revenue is on budget,
2. Ed projects that we will finish the year \$1,800 - \$2,200 over budget for Administration expense due unbudgeted legal and unbilled Audit expenses
3. Building Maintenance expense is over budget by \$2,636.81 YTD due to unanticipated Exterminating Expenses at 642 and 642 and higher than budgeted Building Maintenance through 8/31 of \$1,538.10. An irregular and unbudgeted expense of \$7,000 for power washing of all the exterior walls on buildings 3 – 10 is included in the Building Maintenance YTD expenditures.
4. Grounds Expense is \$17,587 under budget YTD due to bills for contracted landscaping and tree services not yet billed and actual snow removal costs below budget.
5. Ed expects Landscape Expenses to be on budget at year end.
6. In order to more closely monitor and control spending, Ed's proposal that a unanimous vote of full Council be required in order to spend more than the amount budgeted in the annual Glenwood Village Budget for discretionary expenses i.e. Maintenance, Landscape, Legal, Audit, and Management was discussed and approved.

Secretary, Bob Zink:

The monthly Men's breakfast continues to draw 8 – 10 men each month.

Member at Large, Richard Skilton:

Nothing to report.

COMMITTEE REPORTS

Maintenance – Richard Skilton:

1. Reviewed Work Order Log. Several items have been completed and will be removed from the Log when payment has been approved.
2. Nothing new has been added to the Log.

Landscape – Tom Thomas reported in via email:

1. Landscape has about \$2,500 uncommitted as of 9/24, not including a dead Oak tree at 607 (\$1,200) still to be removed and a small HML charge to clear vegetation from units 607 – 612 for the stucco painting scheduled for this Fall

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2. Removal of the two remaining sick fir trees at 607 has been completed and the area prepared for grass seeding (done on 9/20 and the planting of 6 Viburnum which will be done the week of 10/1. The stump along the lane has been removed and the area seeded with grass.
3. The Fall Walk Around is scheduled for 10/3 at 9:30 AM.
4. The Committee voted not to approve George Hitz' request to have the large Oak tree removed.
5. Richard Skilton has resigned from the Landscape Committee effective 9/21 due to the increased workload as the Maintenance Director. He will be missed.

Finance – Gus Franco:

The proposed 2019 budget preparation is in the final development stages and will be presented to Council at the October Council meeting. It will then be distributed to all GV residents for review before the annual HOA budget meeting in November.

OLD BUSINESS:

1. Larry Werner's Architectural Change Request Form for the modification to the front stoop of 623 was approved and Werner's will pay for it.
2. Bachman has given us a start date of 10/8 for the roof replacement on buildings 1 and 2.
3. Richard Egan is ready to start the stucco power washing, patching, and painting project on buildings 1 and 2 and the back wall on unit 613 ASAP after the completion of the roofing project.

NEW BUSINESS: None

RESIDENT BUSINESS: None

There being no further business, the meeting was adjourned at 10:40 AM.

The next regular Council meeting is scheduled for 9:00 AM on Monday, October 15 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