

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 7/10/19 Council Meeting

ATTENDEES: Ed Bernhard, Debbie Ferry, Karl Grentz, Richard Skilton, Bob Zink

GUEST: Janet Burgess – Managing Agent

The meeting was called to order at 8:30 AM by President, Karl Grentz.

Minutes of the June 17, 2019 Council meeting were approved as submitted.

OFFICERS' REPORTS:

President, Karl Grentz:

1. Nothing to report regarding Glenwood Village.
2. The final part of the walkways around the Mill is planned to be on the Franklin Village side of Chandler Drive and work is awaiting Franklin's approval vote which is being contested by the few unit owners along Chandler Drive who are concerned about privacy. Mike Neale is planning to meet with those owners and share with them the plan for plantings along the walkway to assure they all have appropriate privacy.
3. Karl reminded us again that all the minutes from the Hershey's Mill Master Association meetings ([scroll to the middle of the page](#)) and the MA Board of Directors meetings ([scroll to the bottom of the page](#)) can be found on the HM website - <http://hersheysmill.org/the-mill/master-association/>

Vice President, Richard Skilton: Nothing to report

Treasurer, Ed Bernhard:

1. Ed does not yet have the June financials, so no financial report this month. However, Ed's sense is that we are still on or very close to track on revenue and expenses. Once he gets and reviews the June financials, he will let us know of any issues.
2. Council voted unanimously to approve and accept the audited 2018 Glenwood Village financial reports.
3. Since the 2%, 15 month Mutual of Omaha CD just matured, Ed will be reinvesting the \$102,542 proceeds from it into a 2.25%, 12 month CD with Citadel Federal Credit Union. Ed and Janet will be going to the Citadel office directly from this Council meeting to do so.

Secretary, Bob Zink:

1. The July 2nd men's breakfast was attended by 10 men, which is the highest attendance since we started doing these breakfasts. We sat outside and had a delightful time. The August breakfast will be on Tuesday, August 6. We're encouraging all the men to come so we can set another attendance record.

Member at Large, Debbie Ferry

1. Dave Ferry and Joe Ritter have made 2 new decorations for the Village entrance walls. Thanks to both Dave and Joe for doing this. The date for the unveiling is TBD.
2. The Glenwood Village pool party is scheduled for Sunday, July 21st from 5:00 – 7:30PM. Thanks to Barbara and Larry Werner for agreeing to host this event.

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COMMITTEE REPORTS

Finance. No report

Landscape – In Tom Thomas' absence, Karl reported:

1. The last of the outstanding items from the Spring Walk through list should be completed this week - weather permitting

Maintenance – Richard Skilton:

1. Inspection of the rainwater diverters on all units are to be inspected and repaired by Extreme Works ASAP.
2. Council voted to approve hiring John Burton (JB Construction) to do the Fall roof blow offs and cleaning. Janet to so inform him so he can plan for it.
3. Corinthian will be authorized to do the requisite repairs of the privacy walls at 643 and 639 as soon as they finish the stoop repair and sealing work
4. Council approved paying KPI2 \$440 for 8 man hours and \$25 for materials for installing a flash out to divert rain water into the rain gutter at the exterior deck of 641 and for work done to remove the siding on the east wall facing the exterior deck so as to inspect for possible water infiltration and then to reinstall the siding. Karl will send a letter to KPI2 so informing them.
5. Council also approved paying For Bro Property Management for work done on the same exterior deck wall at 641.
6. The Work Order Log was reviewed and updates were noted. The log continues to get shorter as things are completed and removed from the list

OLD BUSINESS: None

NEW BUSINESS: None

RESIDENT BUSINESS:

1. A request was made by a resident to Karl that Council put the question to the Village residents for a vote that, after the last of the privacy walls have been repaired, going forward, the maintenance of all privacy walls in Glenwood Village will be the responsibility of the homeowner. **Council unanimously voted no to this request.** Karl will notify the requesting resident of Council's decision.

There being no further business, the meeting was adjourned at 10:39 AM.

The next regular Council meeting is scheduled for 9:00 AM, Monday, September 17th at Chez Greutz.

Respectfully submitted by Bob Zink, Secretary