2020 Glencoe Neighborhood Homeowners Association (GNHA) Annual Meeting

(Conducted via email due to coronavirus)

Greetings fellow GNHA neighbors:

Our annual meeting is scheduled for June 16. The Richfield Library remains closed for meetings until July and the coronavirus requires that we still maintain distance. With the above in mind we will conduct our annual meeting via email, providing you a report on activities, asking your approval on two voting issues and encouraging any questions you may have via email.

We will need your vote via email on the two voting issues.

In accordance with GNHA rules I sent a notice of the annual meeting on March, 25, 2020 and with this correspondence send another notice that the meeting will be held, by email, on or before June 16, 2020.

First order of business, approve the minutes of the June 19, 2019 GNHA annual meeting.

The minutes can be accessed on the GNHA web site: http://www.glencoehomeowners.com The user name is: glencoe   The password is: richfield44286

Harold Gaar moves that the minutes be approved. Leslie Witt seconds motion.

All in favor, vote yes. All opposed vote no.

Secretary's report and vote to fill secretary's position for the balance of the term ending June 2020

Following Scott and Charlene Altman's move, the trustees appointed Cortney Skory to fill Charlene's term until the 2020 annual meeting.

Harold Gaar nominates Cortney Skory to fill the remainder of Charlene's term, which expires in June of 2021. Dean DiCarlo seconds my motion. Are there any other candidates nominated for this position?

If not, please reply with a yes or no vote for Cortney.

Treasurer's Report: Leslie Witt (available for review on the GNHA http://www.glencoehomeowners.com)

Snow removal costs were lower than anticipated due to a mild winter. A new painter has been secured to paint homes on the 2020 rotation at a favorable cost.

The audit is complete. Second half dues are due July 1, 2020.

Home re-staining and insect control: Dave Fisher

Each GNHA home is re-stained on a seven-year rotation. Our long-term painter, who charged the same low rate for every house, is no longer available.   A new painter has been selected and he will start with Harold's house. This will allow the HOA to measure the quality of work prior to moving on to other homes.

Five houses are schedule to be re-stained this year and I will provide a schedule to each resident as dates firm up.

The painter can also provide a quote on mailbox maintenance, but it is the homeowner's responsibility to maintain their mailboxes at their expense.

State Termite and Pest Solutions services our neighborhood twice a year. The first application has been completed with another scheduled for the fall.

Turfscape: Harold Gaar

Turfscape proposed a new three-year contract with about an 8% increase in year-over-year costs for 2020/2021, and 2% annual increases in years two and three. Given the rise in labor costs, and very low increases over the past few years, the Trustees felt this increase was reasonable and approved the new contract in March.

It was also noted that Keith Wetzel, our new supervisor, is very responsive and seems to be focused on customer service. We agreed to

much this year (last year we turned mulch) and that next year will not mulch and not turn mulch.

In June, Keith and I will check the progress of last year's plantings on the East Glencoe and Thistle Court Islands. Plants that didn't survive, or didn't thrive, will be replaced at no cost in the fall.

Snow Removal, website and gutters: George Gates

This year was the final year of our three-year contract with Turfscape (2017-2020). Currently we are in the process of collecting bids for a new contract.

In the past, the service included unlimited snow plowing of roads, driveways and shoveled walkways, 24/7 with a two-inch trigger depth. For Glencoe Hill, zero tolerance of snow amount for service.

This past season the hill was plowed and salted 31 times at $100 per occurrence ($3100). Roadways were salted 12 times at $157 per application ($1884) and driveways and walkways used 59 bags of calcium chloride at $32 a bag ($1888). Add in the base contract of $11,270 for a total paid of $19,349.51.

GNHA access to the website is: http://www.glencoehomeowners.com

Your user name is: glencoe (all lower case). Your password is: richfield44286 (all lower case, no spaces). The website is updated quarterly. The content includes:

All meeting minutes

By-laws

Glencoe accounts

Trustees

Paint Colors

Handyman

Pest Solutions

Welcome Letter

Glencoe Contact Directory

Audit Letters

Our first gutter cleaning service this year was May 27ᵗʰ by The Window Cleaning Company. They clean roofs, gutters and down spouts two times a year – late May and October. In late November they just do roofs and gutters and NO downspouts. As always, I will keep you posted as to when this service is taking place.

If your gutters or downspouts are clogged between the regular scheduled cleanings, call TWCC. They will send someone out at no cost to you. Their number is also located on the website.

Arboriculture: Dean DiCarlo

I do a walk though of the neighborhood every September, with Ron Dawson of Advanced Arboriculture, to determine needed tree trimmings or removals. Branches encroaching on your rooflines will be trimmed. Residents are reminded that trees within eight feet of the house, with a trunk diameter of 4" or more, may not be removed without obtaining prior approval of the trustees.

Road Maintenance /Driveway re-sealing: Karen Feth

Driveways are "sealed" periodically and our next driveway and parking pad resealing and roadway crack filling is due in the summer of 2021.

Miscellaneous

The empty lot on Thistle Court has sold. Cortney has reached out to the realtor and builder and has obtained the name of our newest neighbor. The architectural control board of the Master Association must approve the construction plans for the home.

We need a volunteer auditor for 2021 to join Kathleen Mayer. Thanks to Kathleen and Jan Hutchinson for their work on the 2020 audit.