

Minutes of Meeting

Glencoe Neighborhood Homeowners' Association (GNHA)

June 23, 2021 at 6:00pm Olesia's Taverne of Richfield

Attending in person: Buxton, DiCarlo, Feth, Fisher, Gaar, Gates, Hutchinson, Lojek, Lowry, Mayne, Millisor, Parry, Witt

Represented by proxy: Brockett, Deighton, Dickens, Grisik, Jirousek, Kasmarcak, King, Pierce, Skory

Meeting was called to order at 6:00pm by President Harold Gaar. With 13 homeowners present in person and proxies representing 9 others, a quorum was confirmed. Records show that notices of the meeting were emailed May 23, 2021 and June 9, 2021. All notices referenced how minutes of the 2020 meeting could be accessed on the website. Harold Gaar moved that the minutes be approved. George Gates seconded the motion and the motion passed unanimously.

President's Report on Landscape: (Harold Gaar)

Glencoe has a new Turfscape account representative Keith Wetzel and we are receiving good landscape services under his management. At the request of the Glencoe HOA, the Glencairn HOA paid for the clean up of the trees and brush along Glencairn Forest Drive and the entrance road now looks much better. The East Glencoe Island was refurbished and hopefully this new design will alleviate long standing issues with the small cul de sac. The Glencoe Drive waterfall will be shut down for about one week in early August for Turfscape to remove plants and debris.

Secretary's Report: (Leslie Witt for Cortney Skory)

Six new neighbors have moved in since 2020 (Barbara Mayne was introduced and welcomed; no other new neighbors were at the meeting). The neighborhood directory is on the Glencoe website and residents are asked to keep Cortney updated on new information, especially email addresses as email is the official means of association communication. There also is a welcome letter posted on the website which gives new and older residents a good reminder of association rules and other information.

Treasurer's Report: (Leslie Witt)

Glencoe HOA is a nonprofit corporation properly registered in Ohio and is up to date with Federal income tax filing/payment. The HOA has a business insurance policy which provides coverage for general liability, D&O liability, and theft of funds. No trustees receive compensation and no management company is used for administration.

All financial payments are made through the HOA checking accounts (no cash/petty cash) and the Treasurer and President have authority to dispense funds. Both of these officers review the monthly bank statements to assure no inappropriate payments have been made. A detailed annual audit is done by two residents and the findings are posted on the website. Kathleen Mayher and Brenda Pierce completed the audit of 2020 transactions and found no issues. The 2021 audit will be performed by Brenda Pierce and Megan Lojek.

Glencoe HOA should be near budget for 2021 and has reasonable reserves for major capital expenditures. All attendees received current statement of finances. (More details on website under "Accounts.")

Home re-staining, Insect Control: (Dave Fisher)

Six houses will be re-stained in 2021 and eight houses in 2022. Homeowner's can check when their home is scheduled for re-staining by using the website, opening the tab "accounts," and then going to "re-staining." Homes are re-stained every seven years.

State Termite and Pest Solutions services our neighborhood twice a year. The first application has been completed, another in the fall. Spraying is done around the foundation of each home.

Arboriculture: (Dean DiCarlo)

Dean does a walk through the neighborhood every September with Ron Dawson of Advanced Arboriculture, to determine needed tree trimmings or removals. Branches encroaching the roof line or house will be trimmed and diseased trees/limbs will be removed if they may cause damage to a home. Any concerns about a tree on your property please contact Dean.

A question was asked about trimming bottom branches of evergreen trees. The homeowners are responsible for any desired cosmetic or aesthetic tree trimming, but need to check with Dean before any work is done. No trees can be removed without trustee approval.

A question was asked about the dying evergreens along the I-77 ramp. Dean noted there has been salt damage to these trees and Glencoe will not replace trees (like the ponds/waterfalls the trees along the exterior of the Glencoe neighborhood are the responsibility of Glencairn Forest HOA).

A question was asked about treating diseased trees. Dean noted on occasion the Glencoe HOA has trees treated to try to save, and some homeowners also personally pay to have additional spraying/fertilizing of trees near their homes.

Website, Gutter Cleaning, Snow Services: (George Gates)

The contents of the GNHA website www.glencoehomeowners.com were summarized. The user name is glencoe (all lower case) and password is richfield44286 (all lower case and no spaces). The website is updated quarterly.

The Window Cleaning Company (TWCC) of Fairview Park, clean our gutters three times per year (June, October and November). The downspouts are flushed twice a year in June and October. Outside faucets should be workable. If your gutters are clogged between scheduled cleanings, and you need additional service, you can request TWCC to come out again at no additional charge. A few neighbors commented on debris that was left on decks and George continues to ask for removal of debris from gutters that lands on decks or yards. Please let George or TWCC know if the clean-up isn't to your liking.

For the December 2020 to April 2021 season, the Turfscape snow removal expenses were \$27,979. A review of services was given: Partial salting on Glencoe Hill only, Full salting of all Glencoe Roads, Deicer on driveways and walkways. (Note stopped deicer on walkways mid-season due to resident complaints of excessive deicer, but walkways are shoveled when there is 2" of snow.)

Road Maintenance/Driveway & Parking Pad re-sealing: (Karen Feth)

Karen reported that every two years our driveways are re-sealed by Perrin Asphalt and cracks in the street are filled. Work is scheduled for July 27 and July 29, 2021, subject to weather. Residents are

asked to try to avoid other workers or deliveries on those dates. Parking will be limited due to residents needing to keep cars off driveways and parking pads for 24 hours.

The Glencoe Roads are private and the Glencoe HOA maintains reserves to eventually resurfaced. We have a few years before replacement is needed, but it will be most cost effective if roads are resurfaced before they deteriorate and need replacing.

A question was asked about Glencairn Forest Drive which is seen as in poor shape; that is a public road and all work would be managed by Richfield Township.

Election of Trustees:

With seven trustees willing to stand for re-election, there were seven names on the ballot: Dean DiCarlo, Karen Feth, Dave Fisher, Harold Gaar, George Gates, Cortney Skory and Leslie Witt. There were no other nominees from the floor. Therefore, a voice vote unanimously approved the slate of candidates for two- year terms.

Annual Neighborhood Party: Volunteers were requested to plan a social gathering in 2021. Rick Lowry offered to help and other volunteers are needed.

After a request for any questions/comments (there were none). Harold Gaar adjourned the meeting at 6:34pm.

Respectfully submitted,
Leslie Witt for Cortney Skory, Secretary