

Minutes of Meeting
Glencoe Neighborhood Homeowners' Association (GNHA)
June 15, 2022 at 6:00pm Richfield Library

Attending in person: Dicarlo, Feth, Gaar, Gates, Hutchinson, Jirousek, Lowry, Kimbrew, Parry, Pierce, Sands, Skory, Slattery, and Witt.

Meeting was called to order at 6:00pm by President Harold Gaar. With 14 homeowners present in person, a quorum was confirmed. Records show that notices of the meeting were emailed May 11, 2022 and May 24, 2022. Gaar moved that the 2021 Annual Meeting minutes be approved. The motion was seconded and the motion passed unanimously.

President's Report on Landscape: (Harold Gaar)
Harold discussed overall satisfaction with Turfscape.

Harold then discussed parking. He asked for input with regards to parking around islands. The Sands shared that East Glencoe island is tight anyways and a sign might be a possibility. As an alternative, Dean Dicarlo suggested stenciling. Harold indicated that mailing a letter (in place of email) asking homeowners to inform contractors/guests not to park around the circles is a first step option.

Kimbrew brought up construction at their home and the lack of parking. Slattery's suggested a map (similar to the one they send to visitors). Pierce suggested reminding folks about parking on pads in a manner that allows maximum parking. Hutchinson asked if there was room for another parking pad. Widening existing pads was suggested.

It was agreed that we would begin with a letter hand delivered to mailboxes, followed by stenciling if needed, and finally signs.

Secretary's Report: (Cortney Skory)

There are no new homeowners and updated residential guide was just sent out. Cortney asked that everyone check the list for accuracy.

Treasurer's Report: (Leslie Witt)

Leslie shared updated information on the budget and what checks and balances were in place for HOA funds. Both Leslie Witt and Harold Gaar are named on the bank account. Two non-board members are also asked to audit every year.

The annual financial statement was discussed. The HOA expenditures are pretty close to budget but we must continue to be responsible to ensure that we stay on target.

Reserves for capital expenditures will need to be addressed because of inflation. The most expensive item is the annual house painting.

The HOA assets are in good shape. 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.

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

Painting in the neighborhood has begun. The painting contractor started at Dicarlo's and it appears that it is going well. He was given a slight increase due to the cost of paint. His bids were much lower than the other two bids received.

Arboriculture: (Dean DiCarlo)

Dean shared that he is having things trimmed back every year. They assess every fall. Let Dean know if there are any issues.

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

The website is in good shape and is updated about 4 times per year to keep it current but cost effective.

We just had our first gutter cleaning last week. George was not made aware of any issues. The next cleaning is late October and then the end of November. If you have an issue between cleanings, you can call the Window Cleaning Company and they will come out at no cost (eg blockage).

Snow removal was budgeted for \$28,000 and we came in just under that figure. He provided a list of the individual expenditures. The HOA just completed the second out of a three year contract.

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

Karen Feth indicated that there is no sealing this year. It is every two years. Sands indicated that theirs was not done last year because it was new. Karen Feth will call Perrin to double check what is going on. Additionally, she will try to coordinate with the work that will be done on the Rybka driveway. This may help reduce the expense to Perrin.

Reserves are kept for driveway resealing, road repairs and road replacements. This will allow us to be able to afford the work when it is needed. Fortunately, we have not needed to make any at this time. If anyone feels that they would like their driveways replaced, a group can get a better price. Check with your neighbors or with Karen Feth if you are thinking about replacing

your driveway and efforts will be made to aggregate the work. Karen reported that every two years our driveways are re-sealed by Perrin Asphalt and cracks in the street are filled.

Additional Issues Covered

Master Homeowners Association: (Bill Feth)

Bill Feth is now on the master Glencairn Homeowners Association. They are going to redo the tennis/pickle ball courts at a cost of \$77,000. He pointed out that there is a Glencairn website and they will begin to send notice to residents that the website is improved and that payments can be made via the website.

Bill will share our emails with the master HOA management group to get Glencoe residents registered. He also pointed out that Glencoe can have our own architectural review board (ARB). Cortney Skory and Dean Dicarlo are on the newly formed Glencoe ARB and they will be reaching out a non-board member to join the ARB.

Volunteer Auditors Needed

We need two volunteers to help audit the HOA finances. It is simple, just verifying the invoices, etc. We do use an outside accountant to do some work but if anyone knows anyone with accounting experience, feel free to recommend them.

No attendees volunteered to help.

Mailboxes

Sands asked about mailboxes and the lack of maintenance on some of them. Harold indicated that we can send an email out to residents with the name of the vendor who can handle. He also does handyman work. The cost of new mailboxes was discussed and George Gates indicated that the cost of the boxes is high because they are cedar.

The group asked if we should change this requirement of cedar? Jirousek suggested to the group that if we want to maintain the unified look of the neighborhood, we should proceed carefully.

Karen asked if mailboxes are painted when homes are painted. Leslie to check the quote

Annual Neighborhood Party

Rona Lowry volunteered her husband to help organize the next neighborhood gathering. She also brought up the idea of driveway parties being regularly scheduled. Residents can bring their own drink and chair and snacks could be at individual homes. Rona will have her husband Rick organize the effort and Cortney Skory will help with emails.

After a request for any questions/comments (there were none). Harold Gaar adjourned the meeting at 6:45 p.m.