

Glencoe Neighborhood Homeowner's Association Meeting

Annual Meeting Minutes

June 14, 2023 at 6:00 pm Richfield Library

Attending in person: Brockett, Buxton, DiCarlo, Essiet, Feth, Fisher, Gaar, Gates, Jirousek, Lowry, Kimbrew, Parry, Sands, Schwartz, Skory, Slattery, Sands, Schwartz, Thompson

Proxies: Deighton, Dickens, Grisik, Kasmarcak, Mayher, Rybka and Witt

The meeting was called to order at 6:02 p.m. by Harold Gaar. There was a quorum with 18 residents and 7 proxies. Harold Gaar moved that 2022 Annual Meeting minutes be approved. They were approved.

Treasurers Report

Harold Gaar provided Treasurers Report on behalf of Leslie Witt (not present) and thanked her for her past years of service. Previously, she kept all of the books on excel but we would like to move towards Quickbooks. Marilee Gaar just transferred all of the information for the HOA. It allows us a clearer picture of our balances, track vendor payments, etc.

Presidents Report

Residents will be voting for Barb Kimbrew as Treasurer to replace Leslie Witt. Marilee Gaar will handle some of the administrative functions (like paying vendors), but Barb will oversee and review what Marilee is doing. Harold and Barb will become the signatory authorities on the bank account(s). They are reviewing our current bank relationships to go with a more responsive and larger bank.

Harold Gaar shared that we increased our dues to \$4000 a short time ago but with inflation, we may be looking to increase dues in the future. Another item to consider is bi-annual mulching. Do we want to resume annual mulch to ensure the appearance of our neighborhood?

There has been a change in the membership of the master homeowner's association (Glencairn). Residents will begin to see some nice changes

around the neighborhood. Gaar is now a member of the master association.

Turfscape has been doing a satisfactory job. They have been acquired by a private equity group and can now provide adjacent services easily. As a result, they have been very responsive.

Painting Update & Insect Control

The issue of mulching every year was discussed as well as the fact that Turfscape tends to blow the mulch away rapidly when they clean up the yards. Harold Gaar will bring this up with Bob Ramser.

Three homes have been painted in 2023 and three additional homes will be painted this year. Three homes will be painted next year.

Trees/Arboriculture

Our arborist has been walking around the neighborhood. He is focused on keeping trees but there are some that require attention.

As a reminder to residents, if a tree is greater than 4" in diameter, more than 10 feet away from their home, and is a native tree, you cannot take it down. (The term native tree describes a tree that existed prior to the home being built and not a tree added by a resident as a part of landscaping.) A resident asked if the sickly-looking pines in the neighborhood could be addressed to reduce the threat of falling. Dean DiCarlo will work with our arborist to review these trees.

With regards to fallen trees, if a tree falls into the woods, it stays. If it was added during landscaping, the owner has to replace it. If it is a native (preexisting) tree, the homeowner is not responsible for replacing the tree.

A resident asked if Turfscape can do a better job of cleaning up after pruning. Harold Gaar will mention this to Turfscape.

A resident asked when the next walk through with arborist would occur. Dean DiCarlo indicated that this will occur in DiCarlo if you have a

specific concern or issue with a tree. The arborist can be called in for assistance.

Gutters and Snow and Website

George Gates shared the website log in and password with residents. He indicated that the site includes vital HOA information. We just had the gutters serviced. They are serviced in June, October, and November. Please leave your outside water on in June and October. If you see an issue, George Gates said you can call The Window Cleaning Company and they will come out at no charge.

\$21,000+ was spent on snow service this year. We normally spend about \$28,000 so we were lucky. Our contract covers unlimited plowing and shoveling and everything else is a la carte. A two inch accumulation is required to service driveways and no accumulation is tolerated on the hill. This is the last year of the contract, and we will begin negotiating a new contract this year.

A resident asked if the snow and landscape contracts were separate, and Gates stated that they are separate contracts.

Roads

Sealing will take place next year. Let Karen know if you see any issues. According to Perrin, our roads are in good condition and do not need to be replaced immediately. The roads are private, and they are our responsibility. There is a reserve set aside for this expense. Karen Feth shared that she recently obtained a quote from Perrin and the company that is currently paving the Glencairn Forest roads to see if there was an advantage to replacing the roads while the paving company was on site. Their price was higher than Perrin's price so the HOA will wait until replacement is required. There is no date certain as to when this will be, and the condition of the roads is reviewed annually.

Secretary

Cortney Skory introduced the Thompsons as our new residents and shared that the Hellstrom's home has sold but that no new owner information was available.

Election of Trustees

Seven positions were up for a vote including Barb Kimbrew to replace Leslie Witt. Meeting attendees approved all positions.

New Business

Master Association Update

There has been a turnover with three resignations. Three new individuals have joined the master board. Harold Gaar is the new Glencoe representative. The new board is eager to make changes and will focus on improving the appearance of the neighborhood. No firm decisions have been made and it will take time to make the changes. Harold Gaar believes you will see some things addressed more quickly like the ponds, waterfalls and some tree trimming on the main drive. There are many issues to address, and the members want to be thoughtful with next steps.

Harold Gaar shared that Glencoe pays the same as Glencairn Forest resident. In the future, some items may be bifurcated since their issues are not necessarily our issues. There is a new management company, the Coral Company, and they manage many beautiful communities. We are in the 30-day transition period between M2 Management and the Coral Company.

Traffic on Wheatley Road

A Glencoe resident called about the safety of the intersection of Wheatley and Glencairn Forest Drive. Harold spoke to the Richfield Police, and they are going to put a live speed sign, occasionally post a policeman and erect a sign to warn of the intersection.

Architectural Review Board (ARB)

Any changes need to be approved by the Glencoe ARB including decks, large landscaping projects, etc.

I-77 Widening

Cortney Skory mentioned the issue of sound barrier walls as I-77 is expanded. She volunteered to follow up on our options and the chance

of a wall along the on ramp. Residents had mixed feelings about a wall and Courtney Skory indicated that she was just doing the research so that the residents will have information. No recommendations will be made on behalf of the Glencoe neighbourhood.

Harold brought up the dying pine trees on the I-77 on ramp and stated that this is the Master Association's responsibility. Replacing those trees would be costly.

New Business

A resident mentioned the issue of the lights on decks and walk outs. He suggested that if we want to replace/update them, a package price would be advantageous. Karen Feth volunteered to find a style of lights. Perhaps even address the lumens being consistent.

A resident asked if we could have the West Glencoe parking pad with river rock or if it could be evaluated for expansion. Another resident asked if the East Glencoe pad could be expanded. Harold Gaar will look at the options.

Neighborhood Gathering

The Buxton's volunteered their home for a neighborhood open house.

Meeting adjourned at 6:59 p.m.