

Glencoe Neighborhood Homeowner's Association Meeting

Annual Meeting Minutes
June 12, 2024 at 6:00 pm Richfield Library

The meeting was called to order at 6:02 p.m. by Harold Gaar. There was a quorum present. Dean DiCarlo moved that 2023 Annual Meeting minutes be approved, and the move was seconded by George Gates. They were approved.

Secretary

Cortney Skory introduced the Farros and Chapmans as our new residents.

Treasurers Report

Barb Kimbrew, shared that the budget is in good shape. She thanked Brenda Pierce and Karen Deighton for reviewing the 2023 numbers.

Presidents Report

Turfscape issues were raised by residents including failure to clean up after pruning and maintenance of the ponds. The two vernal ponds can be cut back but not changed while other ponds are the responsibility of the master Glencairn HOA. Turfscape will no longer blow leaves into the vernal ponds. The vernal pond with leaves can be cleaned up by Turfscape for approximately \$4000. However, we must check with various regulatory bodies to see if we are allowed to do this.

Harold Gaar shared that waterfall clean up will begin in July. The cost will be approximately \$5000 and shall include clean up, power washing of the rocks and the addition of some plants. This will be paid out of our dues to the master association.

He segued into the fact that there will be a reserve study for our neighborhood to assess long term capital requirements.

Gaar also shared some updates on the master Glencairn HOA:

- A study has been done on the front entrance pond. An estimated \$360,000 will be needed to turn the pond into a stream. This will eliminate costly dredging and maintenance in the future. There are two possible grants that may assist in funding the project. Due to application deadlines, we are probably looking into next year before determining next steps.
- The issue of sewers and exposed manholes in Glencairn is being discussed as repairs are needed. The master HOA is negotiating with the Village of Richfield to determine how the repair cost and future maintenance will be handled.
- Extension of the West Glencoe parking pad is being reviewed.

Painting Update & Insect Control

Dave Fisher indicated that three houses are being stained this year and that five will be done in 2025.

Barb Kimbrew discussed State Pest Control and agreed to find out if the company can place notification at each home after it is serviced as well as determine if spraying while raining is effective.

Trees/Arboriculture

Every fall, trees are reviewed. If there is a hazard, let Dean know and it will be fixed before it becomes a problem.

Gutters and Snow and Website

Snow - George Gates shared that we are in the first year of a three-year contract. The contract includes unlimited plowing and shoveling with a Bobcat on site. This service is triggered when there is at least 2" of snow accumulation. Driveway salt and hill salt is applied when there is any accumulation. The HOA was under budget for snow services during the 2023 -2024 snow season.

Gutters - Gates shared that the next gutter cleaning is scheduled for October and November. Residents should leave water on for the June and October cleanings. If you have an issue in between, let George know and they will come out at no charge. Several residents shared issues with the mess left after cleanings and he will share these with the contractor.

Website – The website is updated four times per year to keep expenses at a minimum. Gates also reshared the log in and password for the site.

Roads

Karen Feth shared that Perrin has recommended sealing driveways every three years. Sealing will occur in July or August of this year. Feth will send out instructions for residents in advance of the sealing. In general, residents should not walk on driveways for 10 hours or drive on them for 24 hours.

If anyone would like to replace their driveways, they do so at their own cost. Feth encouraged residents to let her know if they are interested so that group pricing could be considered.

Roads will be replaced next year. Cracked, eroded or slanted concrete curbing will be replaced prior to that.

New Business

Harold Gaar indicated that door colors need to be more consistent. Originally the colors were more earthy. The Glencoe Board of Trustees would like to form a committee so that changes going forward would abide by colors.

A resident indicated that the fire department will install a lock box on your home so they can access a key in case you can't get to the door. Gaar will follow up on information to share with residents.

The need for a neighborhood blog was raised and a resident has volunteered to provide assistance.

The Board was asked about having all the mailboxes straightened.

Gaar shared that street signs will be replaced by the master Glencairn HOA.

The issue of fireplug painting was raised, and it is currently being researched by the master HOA.

Skory's will host annual gathering and will send out an email.

The meeting was adjourned at 7:10 p.m.