

GLENCOE HOMEOWNERS ASSOCIATION MEETING

June 14, 2004

The annual Glencoe Homeowners Association meeting was called to order by president, Christa Mory, at 6:30 p.m.

Board members in attendance: Christa Mory, Jim Biggar, George Gates, Barb Arthur, Joe Verderber, Luanne Stone

1. Proof of notice of meeting

-Barb Arthur stated that notice of the annual meeting was sent to all homeowners with their March and June dues statements

2. Acceptance of minutes of last meeting

-Copies of the minutes of the annual homeowners meeting of May 28, 2003 were distributed to all in attendance

-Stu Perry moved acceptance of the minutes of May 28, 2003

-Barb Arthur seconded the motion

-Motion to accept minutes was approved

3. Report of officers

-Christa Mory stated that she has received many complaints on the landscaping maintenance by R. B. Stout and asked for at least two more recommendations for other landscapers that are capable of handling large jobs like Glencoe. Subject will be addressed more fully later in the meeting.

-Christa Mory previously appointed Joe Verderber to head the Committee for Budget and Financial Planning

-It has been determined that Richfield Township will not accept Glencoe Road as a township road in that it doesn't meet the necessary nine criteria (see attached letter from Linda Bowman). Past Richfield Township trustees had the Township plow Glencoe Road as a Township road, but the new trustees have stated that will not continue in the future. An allowance for the snowplowing of Glencoe Road has been placed in the Association budget. Discussion ensued that, because the descent of Glencoe Road presents a problem in bad weather, the method of notifying the snowplowers when to plow and salt will be determined by the board. Previously, Glencoe Road was plowed and salted upon notification to the township by the police. After two inches of snow have fallen, East and West Glencoe Road will be plowed as in the past. Cliff Isroff commented that it is best to have the same company do the snowplowing and landscape maintenance in that they can repair the damage that they cause while snowplowing, although this hasn't yet been the case with Stout.

- Although house staining wasn't budgeted until next year, after a walk around by Christa and Joe, it was determined that four houses will be stained this year: the model, Zeitler's house, Mory's house and Leaventon's house. Although it was earlier believed that staining should be done every seven to eight years, it is now felt that houses will probably need to be stained every five to six years. This latest group of four houses is closer to seven years old.

-Linda Leaventon asked if gutters will also be painted when the houses are stained. Christa answered that the gutters are aluminum and do not require repainting, only power washing. Trim and siding will be power washed,

and then the siding will be stained.

- Joe Verderber stated David Dickens suggested that the mailboxes be restained at the time the houses are stained.

- Christa reminded everyone that the Association is responsible for staining the houses, not the decks. The deck stain is Sherwin Williams Coastal Grey. Two owners are not in compliance with the proper stain and have been so notified. If they sell their houses, they will have to comply with the proper stain.

 - Rhonda has recommended the name of a painter who she believes does a very nice job at a reasonable price

 - Christa asked for other recommendations, but said that the painter who did the previous five houses was very neat, included at no cost an insect repellent in the stain, was willing to do deck staining at the same time at the owner's expense, and charged \$23,000 for the five houses

 - Christa stated there is sufficient liquidity in bank accounts to cover staining expense

- Inquiry was made as to the preferred method of receiving meeting notices.

 - Anita Verderber suggested sending a flyer separate from the dues statements which will be done for the next meeting as many members felt they did not receive notice of the meeting.

- Barb Arthur, Treasurer, reported on the review of the books and bank statement (see attached letter) performed by Lydia Urban at a cost of \$300 and found all in good order.

 - Barb presented the operating report showing income and disbursements.

 - Barb stated some homeowners are late making dues payments

 - Discussion ensued regarding late fees

 - Stu Perry suggested late fees are best handled by the board, and they should notify homeowners of rules

 - No members had questions on CDs

- Reports of committees

 - Joe Verderber presented his reports on Calendar Year Budget and Reserves and Glencoe Neighborhood Unit Status Master Data

 - Although mulching was done in the front yards only last year, it has been determined that mulching will now be done of front and backyards every year

 - Homeowners with special mulching needs should inform Christa

 - Joe stated driveway sealing is done every two years after driveway is one-year old

 - Christa reported on the many complaints she has received concerning R.B. Stouts' summer maintenance, snowplowing, mulching, and asked for recommendations of other companies to replace them. The contract with Stout can be terminated with 30 days' notice from either the Association or Stout.

 - the suggestion was made to notify Stout in writing that the

Association is placing them on probation without setting a definite time limit, and to investigate other companies to replace them if adequate improvement is not seen

-Christa received an estimate from Picture Perfect Yard whose work at MacIntosh Farms is excellent. However, they will charge us \$1600 a month to do fall and spring clean-up, weekly mowing and trimming of common areas, whereas Stout charges \$1248 per month to perform similar services

-Picture Perfect does not do snowplowing

-Picture Perfect will fertilize for an additional fee

-Rhonda pointed out that Stout's work at Crystal Lake is beautiful

-Jim Biggar agreed that it all depends on the crew that is doing the work

-Cliff Isroff mentioned Wilson Lewis, and agreed that it all depends on the crew

-Reporting on the arboriculture, Christa said that we are caught up on tree trimming for this year.

-Cliff Isroff stated that he has dead branches hanging over his patio that he deems dangerous

-Christa advised Cliff that the dead branches are the responsibility of the builder and developer

-Ray Jirousek was unavailable to give his report on gutter cleaning as he was in Indianapolis. Christa asked for questions; there were none.

-Jim Biggar stated that there will be pumping of one lake this year in an attempt to get the silt out, and the pump in the other lake is getting repaired

-Christa asked about the muddy islands in the lakes and whether the lakes will be dredged this year

-Jim said they are working on it.

(At this time Jim Biggar left the meeting)

-George Gates reported on pest control, stating there is spraying done twice a year in April and August for bees, wasps, centipedes, spiders, but not for ants.

-Ruth Koptis asked if they take down old wasp nests.

George answered that the pest control company will do so at additional cost to the homeowner

-New Business

- Linda Leaventon stated the dip in Glencoe Road is worse

-George Gates said that he talked to Jim Biggar about it, that it is the result of a sanitary sewer beneath the road, and the road is still settling. When a price is obtained to do the driveways, a price will be obtained for smoothing over the dip, the cost of which will come out of the unspecified reserves.

-Stu Perry said that he has found a timer for garage lights costing \$19.95

-Judy Isroff asked that a reminder be sent to keep garage doors closed

- Linda Leaventon asked that a reminder be sent to pick up after your dog
- Cliff Isroff stated that the new house construction is a mess. George Gates said that he would talk about this with Jim Biggar.

The meeting was adjourned at 7:45 p.m.

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