

GLENCOE HOMEOWNERS ASSOCIATION MEETING
MAY 28, 2003

The meeting was called to order by President, Christa Mory at 7:15 p.m.

I. Meeting minutes of May 14, 2002 were reviewed

- Dave Dickens moved their acceptance
- Seconded by Steuver Parry
- Motion to accept minutes was approved

II. Treasurer's report was given by Barbara Krasovec

- Glencoe Homeowners' Association Estimated Operating Report for 2003
Attached to minutes
- Stu Parry asked if budget required approval; Barb responded that there was no need for approval as her report consisted of Operating Report for 2002 and estimated Operating Report for 2003
- Stu Parry requested that a worksheet be devised for the reserve fund to handle future roof repairs, staining of houses, street repairs, etc.
 - Doug Mory and Joe Verderber agreed to work on a worksheet for the reserve fund
- Christa Mory questioned whether there are 38 lots or 41 lots, and Jim Biggar clarified that there are 38 lots

III Brief discussion concerning tree removal

- Bob Stone and Michael O'Connor discussed need to remove dead tree between their homes
- Bob Stone commented that the builder, by thickly spreading subsoil clay over the roots and up the trunk of various trees, has endangered some trees and caused other trees to die
- Louie Zeitler asked if there is any knowledge of tree disease afflicting oaks in

the

neighborhood as there are three dead trees above waterfall

- Jim Biggar stated he knows of no disease in this area, but mentioned ash tree disease in Detroit area
- Ray Jirousek commented on need to prune large dead limbs from living trees
- Christa Mory said anyone with a tree problem or question should report it to her.

IV Christa Mory discussed proposal of a new asphalt sealing company

- Christa commented that there were many complaints concerning the prior asphalt sealing company in that there was tracking from car tires, etc.
- Christa obtained estimate from company used by George Gates to seal his parking lot at his business
 - estimate was for one coat of cold tar emulsion, cleaning by power blower, filling of cracks with rubberized filler, to meet or exceed federal standards, \$150 per driveway totaling \$3600 by Ruple Paving

- on Mentor Road in Chardon;
- Cliff Isroff commented that if slurry is not thick enough we will see the rubberized filler and we must determine thickness of slurry; Cliff recommended also getting a quote from Perrin Asphalt in Akron
 - Bob Stone commented that we should get at least two estimates and compare specs of each estimate so that we will know we are comparing apples to apples
 - Stu commented that two estimates should be sufficient

V. General Discussion

1. Landscaping

- Christa Mory stated that there were many complaints on the spring clean-up performed by Stout
- Ruth Koptis agreed and said that it was miserably done
- Christa said that when she calls John Meisterics, the foreman for Stout, he is responsive, and recommended that any homeowners having complaints call him directly on his cell phone (330-352-5721)
- Christa said that the landscapers have been told, before trimming bushes, that they are to knock on each door to determine how the homeowner wants the bushes trimmed
- Peggy Jirousek commented on barbed wire and other trash still remaining in the common area around her house and asked who was responsible for the clean-up; Debbie DiCarlo stated, behind Martha's house, there is rebar, etc. which is dangerous and an eyesore
 - Christa said it is the responsibility of the developer to clean up these areas and stated that it is very important not to have dangerous areas which represent liability to the homeowners' association

- Bev Gates asked what is going to be done with the "cabbage" or missing Thistle at the Glencairn Forest entrance
 - Christa Mory stated Glencairn Forest Assoc. is responsible
 - Jim Biggar asked what homeowners would like to see at the entrance as the thistle had been replaced three times after it was vandalized
 - Peggy Jirousek stated that a natural planting would be less attractive to vandals

2. Snow plowing

- Christa Mory asked for comments
 - Barb stated the snow plowing bill was very high this year as we had a great deal of snow
 - Barb stated the snow plowers had done much damage to

- her landscaping last winter
- Christa stated that Stout had been told to use calcium chloride rather than rock salt on driveways and walkways so as not to damage landscaping and asphalt, even though it is quite a bit more expensive - \$35 per bag vs. \$5 per bag
- The \$17,500 bill for snow plowing through 5/28/03 was discussed
 - \$400 per push
 - cost of \$156 per home per month
- Frank Krasovec asked if plowing could be done earlier as many people had to shovel their own driveways to get out in the morning
 - Christa said Stout had explained that it is done later in day so as to only have to plow once during the day, rather than twice, which reduces number of pushes and lowers the bill
 - Frank commented on the steep hill which is treacherous on snowy mornings
 - Jim Biggar stated that although the steep hill is the responsibility of Glencoe, the county has been plowing it
- Christa asked for comments on whether to keep Stout and see what happens next year or to get new quotes
 - David Dickens said could get fixed contract or contract based on number of pushes, but with unpredictability of Richfield snowfalls, there's no way of determining which would be most cost-effective
 - Barb stated prior year snow removal was \$6400
 - Louie Zeitler asked if we should not plow driveways of people who are gone all winter
 - Jim Biggar stated this is dangerous as it is a tip-off to potential burglars that certain people are not home

3. Gutter Cleaning and pest control

- Christa Mory asked if she should get quotes for gutter cleaning
- presently \$65 per home, three times a year
- some houses were originally missed, but all have now been taken care of
- Judy Isroff asked if anything will be done about animal control (raccoons, etc.) by association
 - Christa said this should be handled individually and not by Association
 - Judy asked if the association will spray the ponds for mosquitoes
 - Christa said the association will not do that, but Richfield Township has sprayed for mosquitoes
 - Christa commented that by moving to Glencairn, homeowners have moved to a natural setting and she objected to people hounding the wildlife, such as throwing rocks at the geese etc.

- Bob Stone commented that he found the gutter cleaning to be thorough, and we must be cautious to insure that, if the present company is replaced, the new company will be equally careful
 - the possibility of installing gutter guards was raised
 - Bill Koptis stated he tried them, but they didn't work well
 - Rose Diehl stated that she was not pleased with hers and found cleaning them to be difficult
 - Louie Zeitler said, although he felt there were some negatives, he installed cheap plastic inserts that kept out the leaves and was basically satisfied
 - Stu Parry said that he felt \$4500 was not a big expense to clean the gutters

VI. Tree removal

- Ray Jirousek stated trees must be pruned of large, dead limbs
- Christa said that the tree removal person that we used last year stated that, as time goes on, there will be more and more tree maintenance required as many of the root systems were damaged during construction
- Joe Verderber agreed that maintenance must be done for safety
- Jim Biggar commented that by trimming the top of tree near Leaventons' house, the tree bushed out and did much better
- Ron Dawson is the name of last year's tree maintenance person, and Christa said was very competent
- Luanne Stone suggested inspecting trees for compacted soil and aerating roots before trees are in real trouble
- Jim Biggar stated it's important to avoid over-mulching of the trees
- Peggy Jirousek discussed three dead trees in pond by their house and whether they were blocking the water flow of the ponds
 - Christa Mory stated that she would bring this up to Stout
 - Louie Zeitler agreed that the trees in the pond probably should be removed, although he was not terribly bothered by them

VII. New Business

- Stu Parry asked Biggar about pond pump that makes loud screeching, sucking noise
 - Jim Biggar stated that will be taken care of by end of next week (installation of screen)
- Christa asked Jim Biggar if, as discussed at the Glencairn Forest Assoc. meeting, the big pond will be dredged, as pond and waterfall maintenance is the responsibility of the Glencairn Forest Association.
 - Biggar stated that the big pond is not first in line, but agreed that the

small

- pond at the entrance of Glencoe should be done this year, although there is a cash flow problem
- Christa asked again if the small pond will be dredged, and Biggar said he

will do what he said at the association meeting

- Biggar said that the small pond catches all of the runoff from Phase VI and MacDonald Circle, and although the cost of dredging the big pond would be significant, he reiterated that the time to do the small pond is this year.

- Bob Stone asked Jim Biggar if the parking area in front of the former turtle pond was going to receive another coat of asphalt, and Jim Biggar stated that it would receive a second coat.
- Bob Stone referred to the three unresolved issues of the May 7th, 2001 meeting (walking trails, securing bridge on trail and sediment build-up in lake)
 - Joe Verderber stated that the bridge was done
 - Debbie DiCarlo stated that a large tree has fallen on the walking trail after the second bridge; Jim Biggar said he was unaware of this
 - Jim Biggar stated that the washed-out portions of the trail will be fixed, but it hasn't been done yet because of the amount of rain that we've had
- Bob Stone asked about the status of the 3 ¼ to 3 ½ mile walking trail
 - Jim Biggar stated it is his intention to go forward with the walking trail but not this year due to cash flow
 - Jim Biggar stated that the trail from Chappelton to the pavilion has been completed, and Glencairn will be working with the National Park to donate some land and incorporate part of the walking trail over park land
 - the main trail over the sanitary sewer will now be more difficult to build as it will be difficult to get equipment down in that area
 - Bob Stone asked for a timetable for completion of trail, and Jim Biggar stated it is a long-range plan and that there is no exact timetable.

- Bob Stone asked if the new Declarations have been completed
 - Jim Biggar replied that they have been completed but not published
 - Bob Stone asked if the homeowners will receive copies per the old Declarations, and Jim Biggar said that all homeowners will receive the new Declarations which will be shorter because they will consolidate the previous amendments
 - Christa asked if the Declarations will affect Glencoe as well as Glencairn Forest
 - Jim Biggar replied that the Declarations will cover all of Glencairn Forest
 - Christa asked Biggar if there have been any changes that will affect Glencoe, and Jim Biggar replied that he doesn't recall any significant changes
 - Christa then asked if there were any changes, and Jim Biggar replied that he doesn't want to imply what's not true, but that he doesn't believe there is anything significant related to Glencoe

-Bob Stone asked for a target date of receipt of the new Declarations, and Jim Biggar said it will be in a month or so.

- Dave Dickens asked if George Gates, a Glencairn Forest Board member, has seen or discussed the changes

- George replied that they are in process, and he has not seen the changes

- Jim Biggar commented that the developer has the right to change the declarations, that he has had discussions with a number of “people,” and that George has had an opportunity to give his opinion on materials to be used to build houses in Glencairn Forest

- George stated that he has given his opinion on materials, but it has not altered the result

- Biggar said that there have been no changes in the material requirements for Glencoe

- Peggy Jirousek asked if anyone else thinks that the tree trunk in the waterfall is an eyesore

- a vote was taken and the majority voted to keep the tree for now

- Frank Krasovec asked why the Ashford spec home on Thistle Court is only paying \$100 per month rather than the full monthly fee

- Discussion ensued as to the cost of snow plowing, pest control, gutter cleaning, etc., exceeding the \$100 per month for the spec home

- Jim Biggar stated that he sent a letter detailing his reasons for nonpayment (see attached letter) - basically incomplete landscaping, no installation of toilets and no occupancy permit

- Frank Krasovec stated that Glencoe Association dues payment cannot be based on the “cafeteria plan” whereby the homeowner may select to pay for only those services, i.e. snowplowing, etc. that he wishes to have performed

- Stu Parry commented that this discussion should be had in a board meeting and not at the homeowners’ meeting, and Jim Biggar agreed

- Bob Stone said, since no amount can be placed in the reserve fund for staining, roof repair, etc. until the full Glencoe Association fee is paid,

repair, etc. until the full monthly fee is paid, and the future buyer should be informed of this.

- Christa Mory and all homeowners expressed their thanks to George Gates for restoring the nightly “light ambiance” to Glencairn Forest and Glencoe neighborhood

VIII. Christa Mory stated Jim Biggar has announced a price of \$70,000 to sell Lot 40

- Biggar said he has been told that a number of people would prefer that lot to remain unbuilt, but that if it is not purchased, he intends to build a Dundee on it
- Christa stated that there is wetland there, and it would be difficult to fit a Dundee on that lot
 - Jim Biggar stated that a Dundee can be placed on the lot and still maintain the 15-foot requirement between the houses
- Christa stated that after purchasing her house four years ago, Jim Biggar stated that the price of the lot would be about \$45,000; Julie Buchhagen estimated around \$50,000
- George Gates asked if there would be movement on the price, and Biggar said he will talk to any interested party, but he could sell the lot for \$70,000 plus his profit on the house if he were to build on the lot
- Frank said in 1999, the lot was priced at \$55,000, and Jim Biggar said that the lot prices have increased.

IX Nomination of new officers and president

- George Gates nominated Christa Mory as president, Barb Krasovec as treasurer and Luanne Stone as secretary
- David Dickens seconded the motion
- George Gates asked if there were any other nominations - no response
- Bill Koptis moved to close nominations
- Motion was approved to elect Christa Mory as president, Barb Krasovec as treasurer and Luanne Stone as secretary.

- Ruth Koptis and all homeowners commended Christa Mory on a job truly well done
 - George Gates presented Christa with a gift certificate as a token of everyone's appreciation for all of her hard work.

- Christa Mory stated Stu Parry resigned from the board due to this long absence during the year and asked for nominations to replace his seat as a trustee
 - Frank Krasovec nominated Dave Dickens, seconded by Bev Gates
 - George Gates nominated Joe Verderber
 - Nancy Parry was nominated but declined
 - a secret ballot vote was taken, and Joe Verderber was elected to serve on the board.

- Christa Mory asked for any new or old business - no response

- The meeting was adjourned

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