

**Minutes of Glencoe Neighborhood Homeowners' Association Annual Meeting  
Richfield Library  
Tuesday, June 17, 2008**

The annual meeting of the Glencoe Neighborhood Homeowners' Association (the "Association") was called to order on Tuesday, June 17, 2008, by the President, Joe Verderber, at 6:30 p.m. at the Richfield Library.

A roll call was taken by the Secretary, Pam Fisher. Homeowners attending in person were Arthur/Krasovec, Feth, Georgeoff, Lowry, Mayher, and Woodman/Wendling. Homeowners attending by proxy were Biggar and Parry. Therefore, a quorum was present.

Trustees present in person were Fisher, Gates, Jirousek, O'Connor and Verderber. Jim Biggar arrived in person during the meeting.

The Secretary stated that homeowners were informed about the meeting via email dated April 27, 2008, and were sent the 2008 Notice of Annual Meeting, an Agenda, and a Proxy as attachments to the email. This method of notification is in compliance with the Association's Code of Regulations. The reading of the Notice of Annual Meeting was waived.

It was mentioned that the minutes of the 2007 Annual Meeting are available on the Association's web site. It was moved, and seconded, that the reading of the minutes of that meeting be waived.

### **Reports of Officers**

Pam Fisher, Secretary, indicated that Bob Scherba, previously a renter, is now a homeowner at 3582 West Glencoe. Also, she mentioned that the Gordon unit (3591 West Glencoe) is now owned by The Cleveland Clinic.

Pam mentioned again, as she has each year, that the Association web site is the place for homeowners to stay apprised of events and activities as well as read the minutes of the quarterly Trustees' meetings.

Ray Jirousek, Treasurer reiterated the duties of his function:

- collect and deposit fees
- pay bills
- invest funds
- keep records
- create financial statements

He indicated that almost everyone is now paying their dues quarterly. Some have even paid for the whole year 2008. No homeowners are delinquent at the present time.

Regarding investing – the checking account and money market savings total approximately \$24,000. There are three separate Certificates of Deposit, all with a one year maturity, totaling \$178,000. The weighted average APY is 4.28%.

Ray works with Joe Verderber to prepare the financial statements.

Joe Verderber, President provided an update on some old business – the question of whether the Association is liable if Gordie Niedenthal falls off a roof while cleaning gutters. Joe indicated that Gordie has signed an agreement holding us harmless. The question was asked if Gordie is the only individual laborer that we use. The answer is yes.

Joe reminded homeowners that the Code of Regulations calls for an annual audit of the financial records and that Lynn Woodman and Bill Wendling will be the “senior” auditors in February 2009 since they assisted the Turoczys in 2008. When Joe indicated that another non-trustee homeowner is needed in February 2009, Kathleen Mayher volunteered.

Joe did a brief budget review, focusing on the following areas:

It is estimated that the new units will begin paying dues August 1, 2008. However, as in the past, we will count them in as of December 31, 2008.

Landscape maintenance is above budget because of a fuel surcharge.

Mulching took 280 cubic yards and cost approximately \$15,000. The estimate was 250 cubic yards. In 2009 we will probably only mulch the fronts of the units.

The amount for snowplowing includes a fuel surcharge also.

Re-staining – there was no price increase, but we paid some of last year’s payment this year

Road repair – the repair of the East Glencoe Circle turned out to cost way less than the amount budgeted. The West Glencoe pothole will be patched when the driveways for the new units and the crash gate are paved.

Tree program and landscaping – if there are any trees causing a safety problem, let us know. Trustees are considering planting three spruce trees in the area by Ray Jirousek’s house.

## **Reports of Committees**

Doug Mory - report by proxy regarding re-staining

Re-staining should begin around July 21, 2008 and be done seven weeks later. On tap for this year are:

DiCarlo  
Martha  
Scherba  
Manning  
Verderber

Waiting in the wings to be re-stained in 2009 are:

Mayher  
Woodman/Wendling  
Dickens  
Fisher  
Connell  
Forcchione

J & D Painting Company will be doing the re-staining as in the past. There are still three front doors left from last year – Gordon, Gates, and Parry – that will be finished up.

Regarding driveway re-sealing . . . Pam Fisher reported that she spoke with Perrin Asphalt on May 1. They had walked through the neighborhood and based on what they saw, they advised NOT re-sealing any of the driveways this year. They said more than 80 percent of them are still in very good shape, and they warned that if we seal too often, the sealer will build up and eventually crack- making a bigger problem.

Perrin acknowledged that there were sections of some driveways that have damage that appears to be from snowplowing or some type of scraping; but they said eventually those sections will peel off or rub off and there is still enough sealer underneath whenever they do.

George Gates gave the insect control report. State Termite & Pest Solutions did the unit perimeters on April 15. They will do the same again in September. George reminded everyone other insect problems are the individual homeowner's responsibility.

Ray Jirousek indicated that gutters are cleaned three times per year; once in the spring (last week of May), halfway through the leaf fall, and after all leaves have fallen.

Joe Verderber reported that regarding landscape maintenance, Turfscape's regular pruning and trimming are in process. Joe gets a "report card" every week from Turfscape detailing the work they've done.

Rick Lowry wanted to know if homeowners were okay with Turfscape using gas shears for pruning. No one indicated having any problem with that.

Lynn Woodman mentioned that there is lots of crabgrass and some bare spots in her lawn. It was confirmed that repair of those would be her and Bill's own responsibility.

George Gates gave us some statistics on the past season's snow removal:  
there were 29 plows  
sidewalks were shoveled 25 times  
the hill was salted 39 times

The cost was \$22,767 vs. \$20,961 the previous season, partly because a 2.5% fuel surcharge kicked in.

Sub-contracting didn't work – the Bobcats didn't work that well and the company was careless. This year snow blowers will be used, and there will be two dedicated shovelers.

There was no other old business.

## **New Business**

Pond dredging was discussed by Bill Feth, who is a trustee of the Glencairn Homeowners' Association. He indicated that dredging is planned for this summer, when weather permits – probably in July or August when it is the driest. It will take one week per pond. The ponds have a strong clay bottom, and the contractor will dredge down to the clay. Renner Management will send the assessment notice – the amount for each Glencoe homeowner will be \$186.

Tom Georgeoff indicated that the area around his chimney needs re-sealing. Dunn-Rite roofing was suggested.

On behalf of Jim Biggar, Joe Verderber indicated that the current plan is for one more unit to be built on West Glencoe and one more unit to be built on East Glencoe, between the Morys and the Fishers. Pam was asked if there had been any progress toward the purchase of that lot. The answer was negative. Tom Georgeoff stated he supports not building on that lot.

Ronna Lowry reiterated that trash should be taken out after dark on Tuesday night, and containers should be removed Wednesday night.

A motion to adjourn was made at 7:25 p.m.

Respectfully submitted,

Pam Fisher, Secretary