

Minutes of Glencoe Neighborhood Homeowners' Association Annual Meeting
Richfield Library
Tuesday, June 23, 2009

The annual meeting of the Glencoe Neighborhood Homeowners' Association (the "Association") was called to order on Tuesday, June 23, 2009, 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, DiCarlo, Feth, Hutchinson, Leaventon, Lowry, Parry, Schwartz, Woodman/Wendling, and Zeitler. Homeowners attending by proxy were Biggar, Connell, Mayher and Turoczy. Therefore, a quorum was present.

Trustees present in person were Fisher, Gates, Jirousek, Mory, O'Connor and Verderber.

The Secretary stated that homeowners were informed about the meeting via email dated May 3, 2009, and were sent the 2009 Notice of Annual Meeting, an Agenda, a Proxy, a Ballot, and a Landscape Plan 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 2008 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 Ms. Ricki Schwartz is a new homeowner at 3564 West Glencoe.

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 adequate books
- prepare financial statements

He indicated that all homeowners are current with dues and that there are no outstanding bills to be paid.

Regarding investing – the checking account, money market savings and CDs total approximately \$140,000. There are two Certificates of Deposit totaling \$101,000. The weighted average return is approximately 2.5 percent.

Joe Verderber, President, talked about changes to two reserve accounts: the roofing reserve, which has been eliminated, with \$93,967 being returned to homeowners; and the road resurfacing/repaving, for which the previous price quote was taken and a reasonable inflation amount was added.

Joe did a brief budget review and discussed selected subjects' budgets for 2009 vs. 2008. For example, re-staining – in 2009, six homes will be re-stained versus five homes in 2008.

The procedure for the election of trustees and officers was discussed. Seven positions are available. Intentionally more candidates were solicited than there were seats available, so homeowners would have a choice.

Joe reminded homeowners that the Code of Regulations calls for an annual audit of the financial records. Lynn Woodman and Bill Wendling were the “senior” auditors in February 2009, assisted by Kathleen Mayher. When Joe indicated that another non-trustee homeowner is needed in February 2010, Ricki Schwartz and Bill Feth volunteered.

Reports of Committees

Michael O'Connor – Arboriculture

Michael reminded homeowners that the architect Jason Andrew had drawn up a plan two years ago that included some plantings near the waterfall at the top of the Glencoe Road hill behind Ray Jirousek's home. At their April 2009 meeting the trustees decided to go ahead with the plan. The estimated cost is approximately \$4,200. The plantings are scheduled to be done during the summer or early fall 2009, when the dredging of the upper pond is complete.

Additionally, Ron Dawson did a walk-through on June 22 and listed properties he deemed to have tree removal needs and/or (and various trimming issues). Ron estimated the cost at approximately \$9,000 for both removals and trimming.

Doug Mory – Home re-staining

Homes due for re-staining this year are:

Connell
Dickens
Fisher
Forcchione
Mayher
Woodman/Wendling

Scheduled for 2010 are:

Isroff
O'Connor/O'Neill
Welty

J & D Painting Company will be doing the re-staining as in the past. The quote for 2009 was \$27,900. There is still some leftover work from 2008 for the Gates and Scherba homes. (As an aside, Joe mentioned that J & D also does interior painting.)

Pam Fisher – Driveway re-sealing

Pam reported that re-sealing of the driveways was done May 1.

George Gates – Insect control

State Termite & Pest Solutions did the unit perimeters in April and will do the same again in September. George reminded everyone that interior insect problems are the individual homeowner's responsibility. Some homeowners are having issues with woodpeckers this year; George asked the folks at State about that and was told that the birds are going after carpenter bees which bore into the siding.

Ray Jirousek – Gutter cleaning

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

Joe reminded homeowners that Gordy Niedenthal took a tumble off the Welty roof in December 2008. As was mentioned at the 2008 meeting, Gordy had signed an agreement holding us harmless. Despite the fall, Gordy expressed the desire to continue to do the gutter cleaning work.

Joe Verderber – Landscape maintenance

Joe reported that Turfscape has done the usual fertilization of the grounds. A weed and feed was done mid-April, and a weed spray was applied in May.

Another fertilization plus surface insect preventer and grub control are still to come. The pruners worked today (June 23), and will be around for a second time late in August or early in September.

George Gates – Snow removal

George indicated that we are in the second year of our three-year contract. We are allowed 27 plows/shovels for a cost of \$12,400 per year.

He gave us some statistics on the past season's snow removal:

there were 26 full salts @ \$164 each

there were 38 hill salts @ \$113 each

for de-icing of driveways, 140 bags of calcium chloride were used @ \$32 per bag

The cost was \$24,677.26. The final service on the hill was April 20, 2009.

Appointment of Inspectors of Election and Election of Trustees

Stu Parry and Louie Zeitler were nominated to be Inspectors of Election for the election of the trustees. Since there were no other nominees, both were called to serve.

Joe read the names of the existing trustees who were standing for re-election and the names of the other nominees. When asked, no other nominations were offered. The voting commenced. The Secretary and the Inspectors counted the votes and announced the following slate of seven trustees, each to serve a two-year term:

Dean DiCarlo
Karen Feth
George Gates
Ray Jirousek
Doug Mory
Joe Verderber
Lynn Woodman

All of the above accepted their appointment as trustee.

There was no other old business.

New Business

Rhonna Lowry indicated that there has been significant fireworks noise near the Lowry home recently. Ricki Schwartz mentioned that she has spoken to the perpetrator (apparently to no avail). Joe will check the nuisance laws to see if anything can be done.

The Lowrys volunteered to be a picnic committee, as long as they had help.

Lynn Woodman expressed a concern about an oak tree between her and Hutchinsons.

Linda Leaventon indicated that the landscapers need supervision while pruning. Apparently they have cut down all of her perennials. Lynn Woodman concurred and said they also took out one of her bushes. (Martin Poder promised to replace Leaventon's damaged perennials.)

Ricki Schwartz brought to the attention of the group that a pile of junk (construction materials) is still sitting near her home. Joe indicated he will approach the developer with a request to have it removed.

A motion to adjourn was made at 7:30 p.m.

Respectfully submitted,

Pam Fisher, Secretary