

GNHA Trustee Meeting

March 23, 2024

Attending: Harold Gaar, Cortney Skory, Dave Fisher, Dean DiCarlo, Karen Feth, George Gates.

Marilee Gaar attended as bookkeeper. Barb Kimbrew, treasurer, was not able to attend.

1. Meeting called to order.
2. Executive session – Board heard an appeal from a homeowner for an exception to the GNHA lighting standards. Trustees will consider the request and get back with the homeowner. Dean DiCarlo moved that GNHA request a legal opinion. George Gates seconded. All approved.
3. Harold Gaar presented a Memorandum of Understanding, drafted by the Glencoe Homeowners Association (Master association), that defines how Glencairn dues and assessments will be allocated based upon the relative benefit of the services provided to each sub association -- Glencoe, Single Family Homes and the Woods. Gaar asked that the GNHA board authorize him to sign the MOU. George Gates moved for approval of the MOA. Seconded by Dean DiCarlo. All approved.
4. Change of Statutory Agent – GNHA’s new law firm, Kaman & Cusumano, recommended that GNHA appoint the “K&C Service Corporation” as statutory agent for GNHA. The statutory agent is the entity designed to receive all official corporate mailings, which will ensure that proper documents are timely filed to maintain good standing with the Secretary of State. George Gates moved that the recommendation be approved. Dean DiCarlo seconded the motion. All board members approved.

5. A homeowner on East Glencoe expressed concern that, theoretically, GNHA, which owns parts of the driveway leading to multiple properties, could restrict access to their property. The board did not believe this was an issue, but determined they would seek a legal opinion and convey that to the homeowners. Counsel reviewed, determined it was not an issue and the legal opinion will be forward to the homeowner.
6. Upper Waterfall Cleanup - Harold Gaar would like to get a quote to clean up the waterfall. The quote will not include the pump located at the pond at the corner of Glencairn and Glencoe, as this is the responsibility of the Glencairn HOA (master association). Karen Feth asked if the pond flowing into the waterfall needs to be cleaned. Gaar will obtain a quote.
7. Date for Annual Meeting - Wednesday, June 12th at 6:00 was selected and Cortney will reach out to the Richfield Library.
8. Update on Glencairn Master HOA - Gaar shared that EnviroScience was selected as the company to address the pond at the entrance of the Glencairn neighborhood. A scope of the project and estimated cost will be delivered in late May. The long-term benefit and cost effectiveness will be available in the fall. The Glencairn board will share a projected assessment cost when all information is available.

Construction drawings for the revamp of the entry way (right side as you enter) should be completed by June and ready for bid.

9. Composition of Glencoe ARB - Harold Gaar suggested adding a non-board member to the ARB. George made a motion to approve the addition of a non-board member to the HOA ARB. Karen Feth seconded the motion. All approved. Harold volunteered to seek a new member.
10. Communicating ARB Standards - Cortney Skory suggested a document that more clearly shares the specs of the neighborhood in a clear-cut manner. Dave Fisher suggested that in the off chance that we miss anything, a statement should be added that this is not all of the

issues, and any changes should be submitted to the HOA. Courtney will create a draft for board review.

11. Financial Update - Three CDs expired in February 2024. The new CDs are with Chase and are earning roughly 5%. All dues are up to date. Expenses are expected to be in line with the budget.
12. Basins, Curbs and Storm Sewers - Karen shared that she obtained a second quote on resealing driveways and Perrin was still cheaper. Perrin will come in a little over budget.
13. Review of the Audit - Marilee Gaar, volunteer bookkeeper, created an audit checklist to make it easier and more precise for volunteers to review the financials. Brenda Pierce and Karen Deighton have volunteered to do this.
14. Kaman Cusimano Webinar - The law firm's webinar was discussed and as a result, our HOA insurance was reviewed. Barb Kimbrew reached out to our insurer, and they provided a quote for the items recommended in the webinar. Total premium would be \$1208 and is only a slight increase over the previous cost.

Meeting adjourned at 11:38