

Glencoe HOA Board Meeting
April 3, 2023

Present:

Harold Gaar
Dean DiCarlo
Dave Fischer
George Gates
Karen Feth
Cortney Skory

Marilee Gaar
Barbara Kimbrew

The meeting was called to order on April 3 at 4:00 p.m., 2023.

Harold Gaar began the meeting by explaining that Leslie Witt, our current treasurer, plans to roll off the board in June. Barb Kimbrew has agreed to stand for election as treasurer.

Treasurer

The role of the treasurer will be complemented by Marilee Gaar who will act as the volunteer bookkeeper to provide support to Barb (Marilee will not be a board member). Marilee, a former CPA, has converted Glencoe's financials to QuickBooks. Marilee will bill and collect dues, pay bills upon written approval of the trustees, handle our banking relationship, and track/create financial statements. Through QuickBooks, she will also create 1099s for vendors and she will work with the treasurer to file our annual tax return.

The Treasurer responsibilities include overseeing Marilee's work, handling insurance for board officers, working with the trustees and Marilee on budgets and handling compliance requirements with the Secretary of State.

Marilee asked if we could consider alternative banking relationships. The HOA currently banks with Citizens and uses Third Federal for certificates of deposit. Third Federal does not have online access for the CDs and the Citizens website is not user friendly and waits a full week to pay vendors after payment is authorized. Marilee and Barb will evaluate alternative banks and make a recommendation to the board.

Snow Removal

George Gates shared that snow removal expenses were \$21,000 to date and that we are likely to come in under budget this year if the warm weather continues.

Website Update

George also shared that the website will be updated shortly.

Roads/Paving

Karen Feth brought up the issue of the roads. According to Perrin, the Glencoe roads are fine and do not need to be replaced for another 3-5 years.

The Glencairn roads, however, are being repaved this spring/summer by Barbicas Paving. The Barbicas Paving bid was lower than the Perrin bid for the Glencairn roads.

We may be able to tap into a cost savings if we utilize Barbicas this summer while they are on site with their equipment and employees. While it may be sooner than anticipated, a substantial cost savings could be something for the Glencoe HOA board to consider. Karen will obtain quotes and let the board know the results.

Miscellaneous

The issue of Glencoe's presence on the Glencairn HOA board was discussed. Bill Feth is on the Glencairn board and has shared that there will likely be a leadership transition on the board. This may pave the way for consideration for improvements to the entrance and water features for the neighborhood.

Debbie DiCarlo submitted a letter to the Glencairn Master board complete with pictures and a spreadsheet detailing the status of each light. and details on each light. It is evident that improvements need to be made and it was shared by Karen that an electrician is looking at the matter now with the Glencairn Master board.

The condition of the ponds was also discussed along with the hopes that there could be some improvement going forward.

Harold Gaar shared an update on the sewer project being taken on by the Village of Richfield. The creek that runs northeast from Glencairn Forest Drive in the undeveloped area between the Woods and Glencairn has moved over time and has exposed several manhole entrances to the sewer, creating a situation where fallen trees moving through creek during heavy rain runs the risk of knocking open the sewer. The Village will pay to shore up the creek away from the manholes. At the same time, a quote will also be obtained on fixing the bridges along the nature trail. The Glencairn Master Association can then determine if it is financially prudent to repair the bridges.

Glencoe HOA Board terms were also discussed. Cortney will check on board member terms and when they expire. It is believed that all members terms will end this summer. The issue of staggering board positions was discussed - e.g., one year for some and two years for the others.

The last Glencoe HOA Annual Meeting was 6/15/22 and Cortney is going to call the Richfield Library to schedule the 2023 HOA Meeting in mid June for a 6:00 meeting time.

Meeting adjourned.