

## Minutes of the Annual Meeting

### Glencoe Neighborhood Homeowners' Association (GNHA)

June 18, 2013 Richfield Public Library

Attending in person: Arthur/Krasovec, Connell, DiCarlo, Feth, Fisher, Forchione, Gates, Gibson, Hutchinson, Jirousek, Lojek, Loudenslager, Lowry, Mayher, Mory, Muren, O'Connor/O'Neill, Scherba, Schwartz, Verderber

Attending by proxy: Biggar, Buxton, Deighton, Dickens, Isroff, Parry, Turoczy

The meeting was called to order at 6:30 p.m. by President Joe Verderber. A quorum was confirmed since 32 of 41 votes were represented. Records show that notice of meeting was e-mailed to all homeowners on May 1, 2013 with reminders on May 15 and June 4, 2013. Minutes of the June 19, 2012 annual meeting are on the GNHA web site and homeowners were reminded in the Notice of Meeting how to access the web site. Therefore the reading of the June 19, 2012 minutes was waived.

In that Secretary Lynne Woodman has sold her home here and resigned from the board, Joe Verderber announced that since the last annual meeting, Bob Gibson purchased the home at 3514 W. Glencoe, Megan Lojek purchased 3524 Thistle Court, George & Eileen Loudenslager purchased 3382 E. Glencoe and Tim Chirotti purchased 3528 Thistle Court. Jeff Moffie became the resident tenant in the Scherba home at 3582 W. Glencoe.

Also on Lynne's behalf, Joe Verderber summarized the contents of the GNHA web site [www.glencoehomeowners.com](http://www.glencoehomeowners.com) and explained what is each homeowner's user name and password. Joe pointed out that the site also contains a link to the Richfield Township web site.

Treasurer Ray Jirousek explained the duties of his office, namely collection of dues, disbursement of funds in response to duly certified invoices, and investment of cash reserves not needed for short term liquidity. Ray reported that all homeowners were up to date on payments. Ray reminded those present that the next quarterly dues payment is due by July 1, and that he would send e-mail notices soon. He noted that two owners made annual payments, and six paid semi-annually. He invited all other quarterly payers to semi-annual or annual schedules.

President Joe Verderber began his report by passing out copies of a financial statement showing the budgeted and actual expenditures for 2011 and 2012, plus the budget for 2013. He pointed out that the base cost of the new 3-year landscape maintenance contract with Turfscape has been reduced by \$1,741 and the annual insurance contract reduced by \$529 through negotiations based in part on information supplied by homeowners Feth and Koptis, respectively. Joe expressed thanks to them. Joe stated that, while he felt reserves were appropriately funded up to this point, the reserve requirements for re-paving would be studied as a result of a new quote received from Perrin Asphalt. Also, he said that the trustees had realized that a specific reserve should be created for the eventual replacement of our public parking pads. He also stated that he felt this would be substantially if not entirely covered by current non-specific reserves, and that the trustees do not expect any dues increase in the foreseeable future.

Joe explained that each year we require an audit of our financials. Since 2005 this has been done by volunteers from among the homeowners who are not trustees. Joe thanked Pam Fisher for her service as second-year auditor and Frank Krasovek as junior auditor this year. Joe asked for a volunteer to serve with Frank Krasovek as the auditing team in early 2014. Kathleen Mayher volunteered.

## **Committee reports**

**Arboriculture:** Dean DiCarlo reported that he and Ron Dawson would be doing a walk around of the neighborhood late this summer to look for situations where tree work is required, including situations where trees are interfering with roofs or gutters.

**Re-Staining:** Doug Mory reported that J&D Painters report having completed one of the five homes to be re-stained this year. The five homes are: Koptis, Turoczy, Buxton, Jirousek, and Lowry. Doug reminded homeowners that front doors can only be painted when there is someone home, as the doors must be left open for some hours for the paint to dry.

**Driveway re-sealing:** Karen Feth reported that driveway resealing is scheduled for Monday July 1, with July 8 as a backup date in case of rain. She reminded all homeowners that cars should be removed from driveways, parking pads, and the crash gate road by 8:00 a.m. on July 1, and that cars parked on the street should not park in front of driveways, or where there are patched cracks on that street, as street crack re-sealing will also be done. Karen said that Perrin people will blow clean the driveways before they fill cracks and re-seal, but they will not remove any portions of the old surface coating that may happen to be loose. That is something homeowners can do for themselves if they choose. M Karen asked that if homeowners power wash their drives, they do that well in advance of the July 1 date. Homeowners may walk on re-sealed drives by 8:00 a.m. the next day, and drive on them after 5:00 p.m. the next day. Karen said she would deliver mailbox fliers to all residents in advance of July 1.

**Insect Control:** In the absence of Lynne Woodman, Ray Jirousek confirmed that one insect spraying treatment was done this spring. The second of the two annual sprayings is expected in late summer or early fall.

**Gutter Cleaning:** Ray Jirousek stated that the spring round of gutter cleaning was done. As usual two other treatments will take place in the fall, probably at approximately the end of October and end of November. Gordy Niedenthal is still expected to be the vendor for that work.

**Landscape Maintenance:** Joe Verderber thanked the homeowners for comments received regarding landscape maintenance. He also suggested that homeowners who have a problem with the landscaping crew performance should directly contact the Turfscape account manager, Matt Virzi. Joe stated that "full mulch" will be done this year shortly after completion of pruning, which is in process. The job is expected to use about 310 cubic yards of mulch, for which we will pay \$50 per cubic yard, fully applied. Joe reported that extra surface insect and grub prevention treatment was purchased by GNHA this year. It is expected that lawn aeration and overseeding will once again be ordered this year, and will occur in late Summer or early Fall. Ricki Schwartz complained that the Turfscape mower crews were still running over sticks and branches when they cut the grass, rather than removing such items. Joe said he would review this with Matt Virzi.

**Snow Removal:** George Gates reported details of the snow removal, salting and shoveling expenses for this past season. He pointed out that our new contract provides for an unlimited number of plowings and shoveling within the fixed-fee portion of the agreement. George mentioned that Turfscape had promptly repaired damage to decorative lighting that their crew did at the Koptis home. Sara Forchione reported that she feels her lawn has suffered snow mold damage where a large mass of snow had been piled by the plows, and that this had not been repaired by Turfscape. George said he would look into it, and Joe Verderber will too.

**Election of trustees:**

Trustees DiCarlo, Feth, Gates, Jirousek, Mory and Verderber agreed to be candidates for re-election. Bob Gibson volunteered to be a candidate for election. It was moved, seconded, and unanimously

voted that nominations be closed. It was then moved, seconded, and voted by acclamation that the slate of 7 candidates for the 7 positions be elected unanimously.

#### New Business:

Dave Fisher of 3480 W. Glencoe had petitioned the trustees for permission to have a diseased spruce at his home be removed. He said he would replace it with a very similar spruce of reasonable size. The trustees unanimously gave him permission to proceed. (Joe Verderber subsequently notified Turfscape that the removal at the homeowner's expense was authorized.)

In keeping with the announcement sent out on June 4 regarding the meeting, Joe Verderber asked attendees to voice their thoughts as to whether the board should consider some action which would curtail the rights of GNHA homeowners to rent or lease their homes here to others. Joe recapped the historic facts that: the developer had rented several of his spec homes here over the years; the house gifted to the Cleveland Clinic by the Gordon estate had been rented when it went unsold for some months; the Leaventons have leased their home to the Dahls, reportedly as part of a lease/purchase transaction; and Bob Scherba has rented his home to Jeff Moffie. Opinions were voiced by several of the homeowners, and the consensus was that it is not desirable to place restrictions on the owner's right to rent or lease. Complaints were voiced about behaviors of occupants or guests of two of the homes off the W. Glencoe circle. Bob Scherba spoke up and mentioned that, as an owner, he is responsible for his tenants. He stated that no one had brought any complaints to him regarding actions of the tenant or his guests, and gave his e-mail address, [r.scherba@scherba.com](mailto:r.scherba@scherba.com), so that people could contact him easily. Regarding behavior of the children of owners of another W. Glencoe home, it was suggested by the chair that anyone who specifically sees something done by owners' children or their guests which degrades the safety or character of the neighborhood, should inform the parents e-mail or phone.

It was further suggested that a page or two of "welcome to the neighborhood" information be prepared so that it could be given to new owners or new tenants. It should include some of the things about the neighborhood culture, such as leaving garage door lights on in the evening, and generally keeping garage door closed. Joe Verderber said that he and Karen Feth would work on such a document so that the idea could be implemented.

Also in keeping with the meeting announcement, the issue of driveway materials was raised. Glencairn Forest mandates that driveways be asphalt or concrete. The estate homes have all used concrete, and concrete is the standard at Chapleton and The Woods. Asphalt is the standard in Glencoe. When previously interviewed, the developer reported that he chose asphalt for Glencoe because he thought it better suited the character of the neighborhood. Homeowners at the meeting were asked for their opinions as to whether replacement driveways or parking pads here should be open to the use of concrete, either as an acceptable substitute for asphalt, or as a new standard to which all other driveways must eventually comply. The sense of the meeting was that the present all asphalt standard should be maintained.

The meeting was adjourned at approximately 8:15 p.m.

Joe Verderber

Acting as secretary