

Minutes of the Annual Meeting

Glencoe Neighborhood Homeowners' Association (GNHA)

June 19, 2012

Richfield Public Library

Attending in person: Arthur/Krasovec, DiCarlo, Feth, Fisher, Gates, Jirousek, Lowry, Mory, Muren, Parry, Schwartz, Verderber

Attending by proxy: Biggar, Dickens, Kasmarcak, Woodman/Wendling, Zeitler

The meeting was called to order at 6:30 p.m. by President Joe Verderber. A quorum was confirmed since 28 of 45 votes were represented. Records show that notice of meeting was e-mailed to all homeowners on May 23, 2012 with a reminder on June 12, 2012. Minutes of the June 13, 2011 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 13, 2011 minutes was waived.

On behalf of Secretary Lynne Woodman, who was unable to attend the meeting, Joe Verderber announced that since the last annual meeting, Jim and Carol Garanich purchased the home at 3528 Thistle Court, Audrey Orovets purchased the home at 3532 Thistle Court, Trevor and Karen Deighton purchased the home at 3591 W. Glencoe, and Dan and Mary Dahl (who had previously been renting 3524 Thistle Court from the developer), moved into the home at 3475 E. Glencoe with the stated intention of eventually purchasing it from the Leaventons.

Also on Lynne's behalf, Joe Verderber summarized the contents of the GNHA web site 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 reported that all homeowners were up to date on payments. The association has \$50,793 in checking and short term money market accounts for liquidity and \$124,680 in two CDs at Third Federal paying 1% and maturing in October 2013. 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 thanked those who had made annual rather than quarterly payments.

President Joe Verderber began his report by passing out copies of a financial statement showing the budgeted and actual expenditures for 2010 and 2011, plus the budget and estimated figures for 2012. Joe pointed out that the 2011 year-end reserve for street re-paving was larger than had been originally budgeted because the latest quote from Perrin Asphalt for repaving rose to \$60,000 from the \$50,000 figure of 2009. Joe stated that he expects all our reserves to be appropriately funded at the end of 2012, as they are now. He also stated 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 Jan Hutchinson for her service as second-year auditor and Pam Fisher as junior auditor this year. Joe asked for a volunteer to serve with Jan Hutchinson as the auditing team in early 2013. Frank Krasovec volunteered.

Committee reports

Arboriculture: Dean DiCarlo reported that he and Ron Dawson would be doing a walkaround 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. In response to a question from Dean, Joe Verderber agreed that the GNHA would pay Dawson or Turfscape to get rid of the dead pine 100 yards or so down from the top of Glencoe hill when one of them does other work in the neighborhood.

Re-Staining: Doug Mory reported that J&D Painters report having completed one of the two homes to be re-stained this year. Al Muren commented that there was still some trim to be finished on his home, in addition to the front door. Doug mentioned that next year five homes would be restained: Koptis, Turoczy, Buxton, Jirousek, and Lowry.

Driveway re-sealing: Karen Feth reported that no driveway re-sealing or road repair is scheduled for this year. She reminded homeowners that repairs to driveways (with the exception of re-sealing) is an individual homeowner expense, but that she would be glad to attempt to coordinate between homeowners and Perrin Asphalt to try to obtain discounted pricing if homeowners would inform her of their desire to repair or replace a driveway.

Insect Control: In the absence of Lynne Woodman, Joe Verderber 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 mulching. He stated that it is anticipated that full mulch will be alternated with mulch cultivation, fertilization, and "fronts only" mulching year by year. Joe reported that the extra surface insect and grub prevention treatment purchased by GNHA was applied this week. It is expected that lawn aeration and overseeding will once again occur this year in late Summer or early Fall. We are in the last year of a 3-year landscape maintenance contract and expect to negotiate a new contract with Turfscape soon.

Snow Removal: George Gates reported that this past snow season cost us \$19,377 compared with over \$30,000 the previous season. He reported that we chose to terminate our 3-year snow contract with Turfscape a year early and enter into a new 3-year contract with them beginning with this 2011-2012 snow season. It provides for an unlimited number of plowings and shoveling within the fixed-fee portion of the contract. George suggested that homeowners consider applying a sealant such as Thompson's Water Seal to sidewalk pavers and sandstone steps and porches to minimize pitting or cracking due to the action of the calcium chloride or salt snow melters.

Under "Other old business" Joe Verderber mentioned the passing of our neighbor Mike Forchione. Mike's care and attention to the neighborhood in actions large and small was an example to us all. He is missed by us his neighbors as well as by his family.

New Business:

Karen Feth reported that she and some of the West Glencoe neighbors have organized a "Glencoe Road Summer Celebration" to be held Saturday August 4, 2012 at the W. Glencoe circle, rain or shine. Karen

distributed a flier with details to those in attendance and said that she would stuff mailboxes with the flier for those who missed the meeting in person. Karen asked that prepayments of \$10 for a single person or \$20 per household be made to her at 3604 W. Glencoe by Saturday, July 21, 2012.

There being no further new business, Rona Lowry moved to adjourn. Bill Feth seconded the motion, and it was carried unanimously. The meeting ended at approximately 7:30 p.m.

Joe Verderber

Acting as secretary on behalf of Lynne Woodman