

Minutes of Meeting

Glencoe Neighborhood Homeowners' Association (GNHA)

June 20, 2017 Richfield Public Library

Attending in person: Altman, Arthur, DiCarlo, Feth, Fisher, Gates, Grisik, Hutchinson, Jirousek, Lojek, Loudenslager, Lowry, Mayher, Muren, Parry, Pierce, Verderber and Witt.

Represented by proxy: Biggar, Connell, Georgeoff, Turoczy and Zeitler.

Meeting called to order at 6:30 by president Joe Verderber. With 18 homeowners present in person and proxies representing 7 other votes, a quorum was confirmed. Records showed that notices of meeting were e-mailed to all homeowners and residents May 3 and June 6, 2017. All notices referenced how minutes of the 2016 meeting could be accessed on the web site. It was approved by voice vote to dispense with reading of the 2016 minutes.

Secretary Brenda Pierce reported that new homeowners since the last annual meeting are Charlene & Scott Altman, 3413 E. Glencoe; Leslie & Jack Witt, 3414 E. Glencoe; Bob Kish, 3475 E. Glencoe; John Skory & Cortney Baird, 3532 Thistle Court; Lisa & Richard Millisor, 3364 E. Glencoe; and John & Jean Grisik' 3600 W. Glencoe. The directory on the web site has been updated.

The contents of the GNHA web site www.glencoehomeowners.com were summarized. Your user name is your last name (all lower case) and your password is your house number immediately followed by your street name in lower case. In the case of E. Glencoe or W Glencoe, just use "glencoe". For Thistle Court just use "thistle".

Treasurer Ray Jirousek explained the duties of his position, which include collecting and depositing fees, paying bills, managing cash, and keeping accurate books and records. He also assists Joe with preparation of the budget, He reported that all accounts payable and receivables are current.

The GNHA has slightly over \$203,600 in cash and cash equivalents. The checking account has been changed from PNC to Citizens Bank. Most of the cash is being held in a 1% "Business Money Market Account" there where it can easily be moved to the checking account as required. The 1% rate is good for one year. It is thought that rising interest rates will permit the purchase of a better-paying short term CD during the year. A small CD is at Third Federal in order to maintain our account there.

Ray reminded all that dues are due semi-annually. All 2017 first half dues are paid. Second half payments are due July 1, 2017 for \$1,800. Send your checks to Ray Jirousek this time. The next billing cycle will be handled by whoever is elected to the board later and is appointed as treasurer.

Joe Verderber's president's report began with news that the Fishers and the Morys have donated the lot between their homes to the GNHA with the provision that the lot will become common grounds, with no future building allowed on it. Summit County confirmed that no future real estate tax would be due on the property.

Joe then reviewed the budget information which had been given to all attendees. It showed 2015 and 2016 budget and actual figures as well as the 2017 budget. He stated that all reserves are

properly funded and there is a positive balance in “non-specific reserves”. He stated that he could see no apparent cause for a dues increase in the near future.

Joe reported that Marilee Gaar and Michael O’Connor completed the audit for 2016-2017. The satisfactory audit signoff is posted on the web site. He asked for volunteers to be auditors in 2018. Kathleen Mayher and Megan Lojek volunteered.

Committee reports:

Arboriculture: (Dean DiCarlo)

Sassafras Land Design completed the two cul-de-sacs plantings and the trustees are pleased with the results. Dean will do a walk thru with Ron Dawson this fall to determine needed tree trimming or removals. If anyone has any trees that are an immediate problem, let Dean know and he will take a look at the situation.

Home re-staining: (Dave Fisher)

In 2017 only three homes are scheduled for re-staining. Work has begun. Next year five homes are scheduled for re-staining. They are the homes currently owned by Feth, Kish, Valentine, Witt and Zeitler. Any homeowner can check when their home is scheduled for re-staining by using the web site, opening the tab “Accounts”, and then going to “re-staining”. Eileen Loudenslager commented that the painter told her that the south sides of some homes may need re-staining more often. Dave Fisher will review this with J & D Painting.

Driveway re-sealing: (Karen Feth)

Frank Gironda replaced 6 curb sections, and repaired the catch basin on the SW corner of Glencoe hill. The company says finishing touches should be completed this week.

Driveway re-sealing is done every two years; this will be done in July. Karen will inform residents of the actual date via email. It is recommended that you do not walk on your driveway for 10 hours or drive on it for 24 hours. Do not park on the parking pads or where there may be large cracks in the streets, those cracks will also be filled or re-sealed. Your dues pay for this service. Karen reminded all that driveway replacement or repair other than re-sealing is the homeowner’s responsibility. If anyone is interested in replacing a driveway, please let Karen know. Discounts are possible through Perrin if multiple jobs can be contracted for at the same time.

Insect Control: (Ray Jirousek)

Ray reported that the vendor, State Termite and Pest Control, has been in the neighborhood once this season (May) and is expected to return in September. Spraying is around the foundation of each home for ants.

Gutter Cleaning: (Ray Jirousek)

Gutter cleaning and downspout flushing was done on May 26, 2017 by The Window Cleaning Company (TWCC) of Fairview Park. They will service us again midway through leaf season, probably at the end of October when they will clean leaves from roofs and gutters and flush downspouts. The third visit will be in late November, when roofs and gutters will be blown clean. If gutters clog and you need additional service, TWCC will come out again if requested. Contact information is on the web site.

Landscape maintenance: (Brenda Pierce)

We are in the third year of a 3- year contract with Turfscape.

Sassafras Land Design applied the mulch this year and we had few complaints and several compliments. Several complaints were made about Turfscape's spraying of weed killer. Reportedly the border grass turned yellow. There was also a complaint about mowing the grass when wet and leaving ruts, Brenda will address with Turfscape.

Snow Removal: (George Gates)

George reported that, at his recommendation, the trustees agreed that calcium chloride service now applies to all homes, not just to those with steep driveways. This has proven quite costly as we used 463 bags of calcium chloride at a cost of over \$!4,000. George is in negotiations with Turfscape for a new contract, as our old 3-year contract just ended. The Glencoe hill is very important and we will continue to insist that it be kept clear at all times. We have had unlimited plowing and snow removal passes on our other streets with a 2" trigger depth. Total cost for the 2016-2017 season was \$34,227.00.

Election of trustees:

With five trustees willing to stand for re-election and two new homeowners having volunteered as candidates, there were seven names on the ballot: Charlene Altman, Dean DiCarlo, Karen Feth, Dave Fisher, George Gates, Joe Verderber, and Leslie Witt. There were no other nominees from the floor. Therefore, voice vote unanimously approved the slate of candidates for two year terms. New Trustees are Charlene Altman, (later asked to serve as secretary) and Leslie Witt (later asked to serve as treasurer).

Joe thanked Ray Jirousek for his Fourteen years of serving on the board as treasurer, and for setting up the treasurer's function as we know it today. Joe thanked Brenda Pierce for her two years of service as secretary.

Other old business:

Joe Verderber reported we have known for years that there has been an unknown source or sources of water running down from the location of E. Glencoe homes to Glencairn Forest Drive and the front pond. In addition, water killed some established large trees on E. Glencoe within the last couple of years, and water could also be heard running in the drains below downspouts on some E. Glencoe homes. When a small sinkhole developed in the driveway at 3361 E. Glencoe late this spring, it was subsequently discovered that a leak in a 1" copper water pipe running under that driveway to another home was the cause of the water being heard in nearby home's drains, and water running down toward the front pond. It cost the homeowner with the leaky pipe a great deal to have it fixed. A recent mailing from the Cleveland Water Department to all homes here warned that it could cost as much as \$2000 to repair such a leak in a pipe serving a home but outside the meter, and offered insurance against such leaks for approximately \$4 per month.

He said he was glad to have found that the water causing the problem to his driveway and elsewhere around his home was not a natural spring, but rather was a leak, because the leak could be fixed and eliminate the problem. He said he suspected the water coming down onto Glencairn Forest Drive from E. Glencoe was also from a leak somewhere in the vicinity. He suggested that E. Glencoe homeowners in the area consider getting that insurance.

Joe had contacted Richfield Township several times and has had them contact Richfield Village (which is the official interface with Cleveland Water) to request that Cleveland Water determine whether or not they can detect a leak in the area, or at least test the runoff water to see if it is city water. To date Cleveland Water has been non-responsive.

New business:

Two homeowners reported that the deck stain we specify for use (Cuprinol) is no longer made by Sherwin Williams, and asked what stain should be used. Dean DiCarlo reports he recently used a stain made by Sherwin Williams blended for him that matched well. He will get the code and George Gates will update the web site. Joe will send out an email identifying the new stain to be used.

The neighborhood picnic will be held at the Feths' home at 3604 W. Glencoe again on Sunday September 10, 2017. Rona Lowry volunteered to help Karen with the activity. Other volunteers will be welcomed, and are asked to contact Karen Feth. Everyone is to bring their own grilling meat, a side dish to be shared and chairs are needed, Wine, beer and other beverages will be supplied along with paper products,. There will be a small fee. Details will be sent in an email.

Joe Verderber adjourned the meeting at approximately 7:32 pm.

Respectfully submitted
Brenda Pierce, secretary