

Minutes of Meeting
Glencoe Neighborhood Homeowners' Association (GNHA)
June 21, 2016 Richfield Public Library

Attending in person: Dicarlo, Dickens, Fisher, Gaar, Gates, Hutchinson, Jirousek, Lojek, Loudenslager, Lowry, Mory, Muren, O'Connor, Oneil, Pierce, Verderber, Zeitler

Represented by proxy: Biggar, Connell, Feth, Georgeoff, Parry, Turoczy

Meeting called to order at 6:30pm, by president Joe Verderber. With 16 homeowners present in person and proxies representing 8 other votes, a quorum was confirmed. Records showed that notices of meeting were e-mailed to all homeowners and residents May 19, June 10 and June 17, 2016. All notices referenced how minutes of the 2015 meeting could be accessed on the web site.

Secretary Brenda Pierce reported that new homeowners since the last annual meeting are John & Elizabeth Schuld at 3364 E. Glencoe and Dan Dahl at 3475 E. Glencoe.

Joe Verderber summarized the contents of the GNHA web site www.glencoehomeowners.com and explained what is each homeowner's user name and password.

Verderber's president's report began with a review of the budget and actual financials for 2015 and budget for 2016. The fee increase was the first one in 7 years. Joe reported that the HOA is in good financial shape.

Verderber thanked residents Marilee Garr and Jan Hutchinson for serving as the volunteer auditors this year. Marilee Garr will serve as senior auditor next year and Michael O'Connor volunteered to serve as the second auditor.

Ray Jirousek, treasurer stated no need to review his duties and responsibilities since everyone at this meeting is already aware of what they are. He noted that the GNHA had approximately \$45,900 in its checking account to handle operating expenses, and approximately

\$151,000 in CDs at Third Federal earning 1.2% and maturing in Nov. 2016. Ray noted that approximately half of the homeowners pay dues annually or semi-annually, while the others pay quarterly. The GNHA Code of Regulations specifies that dues should be paid semi-annually or annually, but that has not been enforced. Ray will recommend to the board that, effective Jan 1, 2017, dues must be paid annually or semi-annually. Meanwhile, the next quarterly dues are due July 1 and an e-mail reminder will be sent soon. Ray reported that all bills are current.

Arboriculture: Dean DiCarlo reported we had a lot of trees hit with ash borer beetles, and those trees were removed last year. He is in the process of trying to figure out what to replant on the two cul-de-sacs. We want to keep it simple, with low maintenance, because the snow is piled in circles and does affect the plantings.

Re-Staining: Doug Mory reported that re-staining of six homes would be completed in 2016. Work is estimated to begin in late June or early July. The vendor is J&D Painting. They have been used by several homeowners to do interior painting too, with very satisfactory results. Doug has notified each HO by email the year that their home is going to be stained

Driveway re-sealing: Karen Feth (Joe Verderber reporting for Karen). Joe & Karen walked the neighborhood and reported that six curbs need replacing. Karen is in the process of getting quotes. Several HO are interested in replacing their driveway. She has contacted Perrin Asphalt to get quotes. So far, there is no schedule for the quotes.

Insect Control: Ray Jirousek 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. Their phone number is on the web site.

Gutter Cleaning: Ray Jirousek reported that the spring-cleaning by The Window Cleaning Company (Fairview Park) was done on May 31 & June 1, 2016. They flushed downspouts and cleaned out gutters. He said that he would schedule their next visit midway through leaf season, which will probably be late Oct. They will blow out the gutters and flush downspouts. The third visit of the year will likely be in late Nov. but that

will be gutter cleaning only. If a HO has a gutter or downspout clog problem at any other time, TWCC will come out and take care of it at no charge.

Landscape maintenance: Brenda Pierce reported that we signed a new 3 yr. contract with Turfscape. Joe & Brenda met with the owner of Turfscape and discussed ongoing problems that HO have relayed to her, they were very receptive to improving. Matt Virzi always corrects any problems that arise; they do stand behind their work, even if we would prefer that these problems didn't happen. Matt, was very helpful in getting the trimming done early before we mulched.

After questioning, no one reported seeing any results from the "slit seeding" performed last fall. Anyone having problems with work done by Turfscape should contact Brenda Pierce and not Turfscape directly. This year we choose a new company, Sassafras Land Design to do our mulching; this was completed the 2nd & 3rd week in June and saved us about \$2,000. Through we had a couple complaints, most thought they did a very good job. It was noted that Turfscape did a better job this year trimming.

Snow removal: George Gates reviewed the basics of the snow removal contract with Turfscape. We are in the 2nd year of a 3-year contract. They do a full plow of streets, driveways, and walkways, unlimited amount of times each winter. The trigger is 2" of snow. The extras to the contract are salt, \$150 per occurrence. The hill service cost \$100 per occurrence, and must always be kept clean, they did the hill 32 times last year. We had a very reasonable winter 2015, costing us \$21,107.69 vs. \$30,000 in 2014, saving us quite a bit of money. George has stated that he believes all damage the plows did has been repaired. George will see if Turfscape can find a better place to store the Bobcat plow they use here in Glencoe.

Other old business: None

New Business: Renee Zeitler has graciously volunteered to host this year's neighborhood picnic, more info forth coming.

Dickens and Loudenslagers reported problems with their Anderson doors and windows. The cladding separates from the wood frames. Advance Window (Medina) is half the price of Anderson to repair.

Several HO reported nuisance barking by dogs both here in Glencoe and on the other side of Glencairn Forest Drive at the foot of Glencoe. Dave Fisher, one of Glencoe's representatives to the master association's board, was asked to have that board lodge a protest with the homeowner involved. Joe Verderber agreed to contact the Glencoe homeowner involved and register a protest with him.

Doug & Christa Mory's home is up for sale. Sadly they will be leaving and will be missed. Christa was the first homeowner president of the GNHA. She served two 2-year terms. We all thank her for her service and setting the foundation of the organization.

We can't forget Doug, he is leaving also and his position will be open, he is responsible for re-staining of homes. Doug said the job is fairly easy. Joe Verderber is looking for a volunteer to be considered to fill this position. The board can appoint a person to fill in until next election. If you are interested, contact Joe.

Thanks, Doug for a fine job done.

The meeting was adjourned at approximately 7:30 pm; it was moved, seconded and unanimously approved to adjourn.

Brenda Pierce
Secretary