

**Minutes of Meeting**  
**Glencoe Neighborhood Homeowners' Association (GNHA)**  
**June 23, 2015 Richfield Public Library**

Attending in person: Arthur, DiCarlo, Feth, Fisher, Gaar, Gates, Hutchinson, Jirousek, Lowry, Mayher, Mory, O'Connor/O'Neill, Pierce, Schwartz, and Verderber.

Represented by proxy: Biggar, Buxton, Connell, Georgeoff, Loudenslager, Muren, Parry, Turoczy, Valentine, and Zeitler.

Meeting called to order at 6:30 p.m. by president Joe Verderber. With 15 homeowners present in person and proxies representing 13 other votes, a quorum was confirmed. Records showed that notices of meeting were e-mailed to all homeowners and residents April 27, May 26 and June 9, 2015. All notices referenced how minutes of the 2014 meeting could be accessed on the web site. It was moved, seconded and unanimously voted that reading of the 2014 minutes could be waived.

Acting as secretary, Joe Verderber introduced new neighbors Liz Brandewie, residing at 3514 W. Glencoe, and Harold and Marilee Gaar, at 3439 E. Glencoe.

Verderber then reviewed the GNHA web site, noting all of its contents relating to both the master association GFHA as well as GNHA and a link to the Richfield Township web site.

Verderber's president's report began with a review of the budget and actual financials for 2014 and budget for 2015. His conclusion was that there is no current thought of any changes to quarterly dues.

Verderber thanked residents Kathleen Mayher and Brenda Pierce for serving as the volunteer auditors this year. He asked for two volunteers to serve as auditors in early 2016. Volunteers were Marilee Gaar, as the primary auditor, and Jan Hutchinson, who would be called to serve only if Brenda Pierce was elected trustee in the elections to follow later in this meeting.

Ray Jirousek's treasurer's report began with a review of his duties and responsibilities. He reported that the GNHA had approximately \$49,700 in its checking account to handle operating expenses, and approximately \$149,200 in CDs at Third Federal earning 1.2% and maturing in November 2016. Ray noted that four homeowners pay dues annually, and another eight semiannually. He invited homeowners to do so also. The next quarterly dues are due July 1, and an e-mail reminder will be sent soon. Ray directed that no checks should be dropped off directly in his mailbox, but rather should be mailed to him, as there was a past instance of a check dropped off and going missing.

## Reports of committees:

**Arboriculture:** Dean DiCarlo reported that he walks the neighborhood twice a year with the arborist to review conditions. He urged homeowners to let him know of any problems. He acknowledged homeowner complaints of both lackadaisical and discourteous performance by some of the arborist's crewmen, and reported that he has requested that the arborist, Ron Dawson, be present in person when work is done here in the Glencoe Neighborhood.

**Re-staining:** Doug Mory reported that re-staining of 8 homes is in process this year, and that six homes (Mayher, Loudenslager, Dickens, Fisher, Connell and Forchione) are scheduled for 2016. Mory reports that each year he e-mails the scheduled homeowners to let them know that the work will be done on that year.

**Driveway re-sealing:** Karen Feth reported that re-sealing of all driveways and parking pads is scheduled for Monday June 29, 2015. Flyers with details will be placed in all mailboxes and an e-mail will be sent to all residents. Parking can be anywhere on the streets that does not block driveways. Crack sealing on the streets will take place on Wednesday July 1

**Neighborhood picnic:** Karen Feth reported that she is leading the organizing of a neighborhood picnic to be held on August 16. It is expected to be held at the West Glencoe circle and begin at about 5:00 p.m. Details will be forthcoming, but save the date. She asks that anyone interested in helping please contact her.

**Insect Control:** Ray Jirousek reported that the vendor, State Termite and Pest Control has been in the neighborhood once this season and is expected to return in September. Spraying is around the foundation of each home.

**Gutter cleaning:** Ray Jirousek reported that the spring cleaning by The Window Cleaning Company was done on May 26. He said that he would schedule their next visit midway through leaf drop season, which will probably be late October. They will blow out the gutters and flush downspouts. The third visit of the year will likely be in late November.

**Landscape maintenance:** Joe Verderber reported we are in year 3 of a 3-year contract with Turfscape. He reported that a new technique called slit seeding is expected to be used this year in an attempt to get better results from the aeration and overseeding that we have been having done each Fall. In comments from the floor, Ricki Schwartz stressed that she would much rather see mulching occur earlier in the season and urged the board to consider how to make that happen. Both she and Jan Hutchinson reported they were unhappy with response to their attempts at communication with Matt Virzi, our account manager with Turfscape. Verderber stated he would provide them with "chain of command" contact information for Turfscape. Verderber urged any homeowner with complaints about Turfscape's work to always take them directly to Turfscape so that they can be promptly resolved, but to let him know about the incident and its resolution, since he is currently the trustee acting as the interface with Turfscape for landscape work.

Snow removal: George Gates reviewed the basics of the snow removal contract with Turfscape. He mentioned that he was unhappy with the quality of their work at the beginning of the 2014-2015 season, and contacted Turfscape about it. He reported that Turfscape replaced the plow driver and performance improved. Gates stated he believed all plow damage from the past season had been repaired, but asked anyone who may think otherwise to let him know what was not done. Ricki Schwartz stated she was not pleased with the repairs to grass at the foot of her driveway, but that she was willing to live with it. Gates said he would inspect the area.

Election of trustees:

Joe Verderber appointed Liz Brandewie and Ricki Schwartz as inspectors of election. Ballots had been handed out to each homeowner as each registered at the door. Ballots contained eight names: Dean DiCarlo, Nelson Essiet, Karen Feth, George Gates, Ray Jirousek, Doug Mory, Brenda Pierce, and Joe Verderber. There were no other nominees. Voting took place by secret ballot. The inspectors of election collected and tallied the ballots. Lowest vote tally went to Nelson Essiet, so the other seven candidates have been elected as trustees for a two-year term.

Other old business:

A question from the floor asked whether we would do anything to somehow prevent or restrict in some way the ability of a homeowner of a Glencoe home to "rent" it to others. Discussion ensued. Conclusion was that this potential restriction of the rights of a homeowner for use of his property might have been possible before there were any homes purchased, but after the fact, as now, it is not likely that such restriction could be put in place.

A question from the floor asked if something could be done about logs and debris on the waterfall outlet from the front pond, and at the overflow pipe in the pond at the intersection of Glencoe and Glencairn Forest Drive, and the growths at the waterfall at the top of Glencoe. The two Glencoe homeowners who are GNHA trustees will be asked to bring those items to the attention of the GFHA.

A question from the floor was raised about the intermittent performance of the street light at Wheatley Rd. and Glencairn Forest Drive. It was suggested that residents inform the Township of the problem. Ray Jirousek suggested that a call to Ohio Edison would get the problem resolved.

A question was raised from the floor about whether ODOT is responsible for dealing with high grasses/weeds growing near the intersection of Wheatley Rd. and the off-ramp from I-77N. No one had any information.

There being no other old business, and no new business, at approximately 7:45 p.m. it was moved, seconded and unanimously approved to adjourn.

Joe Verderber, acting secretary