

Minutes of Meeting
Glencoe Neighborhood Homeowners' Association (GNHA)
June 25, 2018 at 6:30pm Richfield Public Library

Attending in person: Altman, Buxton, Connell, DiCarlo, Feth, Fisher, Gaar, Gates, Grisik, Hellstern, Hutchinson, Jungjohann, Lojek/Bowers, Lowry, Millisor, Pierce, Sands, Schwartz, Skory, Slattery, Waanders and Witt.

Represented by proxy: Georgeoff, Jirousek, Muren

Meeting was called to order at 6:33pm by secretary, Charlene Altman. With 22 homeowners present in person and proxies representing 3 other votes, a quorum was confirmed. Records show that notices of the meeting were emailed to all homeowners and residents May 3 and June 9, 2018. All notices referenced how minutes of the 2017 meeting could be accessed on the website. Charlene Altman moved that the minutes be approved. Leslie Witt seconded the motion and the motion passed unanimously.

George Gates gave a heartfelt tribute to the late Joe Verderber, past president of the GNHA for 12 years. George stated that Joe always gave praise to the volunteers in our neighborhood so that GNHA would benefit without the expense of a management company. Joe was committed to church, his family, the neighborhood, honesty and his word. George paused the meeting for a moment of silence.

Dean DiCarlo introduced and nominated Harold Gaar to be our new President of GNHA. No other nominees were put forth from the floor. Karen and Bill Feth seconded the motion, all voted unanimously in favor of our newly elected President. All homeowners welcomed Harold to the Board of Trustees with applause. Harold and his wife,

Marilee, moved into the neighborhood in June 2015. Harold will be focusing on leadership and landscape management.

Secretary Charlene Altman welcomed new homeowners since the last annual meeting:

Matthew and Monika Hellstern- 3475 E. Glencoe

Peter and Carolyn Waanders- 3382 E. Glencoe

Mike and Juli Slattery- 3528 Thistle Court

Larry and Carma Sands- 3361 E. Glencoe

Treasurer Leslie Witt reported that our overall financial condition is strong. Homeowner dues have been \$3600 annually since 2008. All first half dues are paid. Second half payments are due by July 1, 2018 for \$1800. Please send your checks to GNHA P. O. Box 51, Richfield, OH 44286. Leslie stated that 19/36 are paid in full.

Leslie reviewed the budget information which had been given to all attendees. It showed the 2017 and 2018 budget and actual 2018 figures to date. The GNHA has slightly over \$202,000 in cash and cash equivalents and is in good financial standing. Financial information is posted on the GNHA website.

President Harold Gaar asked for volunteer auditors. Megan Lojek and Jan Hutchinson volunteered to audit in 2019.

Committee Reports:

Arboriculture: (Dean DiCarlo)

Dean does a walk through the neighborhood every fall with Ron Dawson of Advanced Arboriculture, to determine needed tree trimmings or removals. Contact Dean if you have any concerns about a tree on your property, as everything possible is done to save a tree. Removal of all ash trees were completed.

Gutter Cleaning: (George Gates)

Gutter cleaning and downspout flushing were done on June 6, 2018 by The Window Cleaning Company (TWCC) of Fairview Park. They will service us again late October and late November. It was noted that if your gutters are clogged between scheduled cleanings, and you need additional service, you can request TWCC to come out again. There was some discussion regarding how many times TWCC will come out between scheduled cleanings. George will contact John Karls to clarify. Contact information is posted on the website.

Insect Control: (Dave Fisher)

Dave reported that State Termite and Pest Solutions services our neighborhood twice a year. Once in early spring, first application May 1, 2018 and again in the fall. Spraying is done around the foundation of each home for ants.

Landscape Maintenance: (Charlene Altman)

We are in our last year of a 3-year contract with Turfscape. Charlene reported that Turfscape has been challenged trying to find workers since the H2B worker visas have been denied by the government. There have been several complaints about the quality of work provided by Turfscape over the years. Pruning and mulching will be completed by the first week of July. GNHA President Harold Gaar has agreed to chair this position beginning July 1, 2018. Charlene will aid in the transition of this role. Harold will explore alternatives to Turfscape, with the possibility of separating the mowing and snow removal from the mulching and trimming. There was a general consensus from those attending that the HOA members would be willing to consider paying more for a higher quality service. Harold will explore “good, better, best” alternatives and recommend a course of action.

Home re-staining: (Dave Fisher)

J & D Painting has five homes scheduled for re-staining this year, Brandewie, Feth, Hellstern, Witt and Zeitler. Next year only two homes are scheduled, Hutchinson and Muren. Homeowner's can check when their home is scheduled for re-staining by using the website, opening the tab "Accounts," and then going to "Re-staining." Homes are re-stained every seven years. The Cuprinol deck stain by Sherwin Williams has been discontinued. A color code that is similar to the original Coastal Gray is posted on the website.

Road Maintenance/Driveway Re-sealing: (Karen Feth)

Karen reported that catch basins were repaired by Vito Gironda Construction. Four parking pads were resurfaced by Perrin Asphalt. Perrin completed roadway repair on the East Glencoe Circle for better drainage. In July 2019, driveways and parking pads will be re-sealed. At that time, Perrin will seal cracks to protect the roads. Email notices will be sent with specific parking instructions closer to the date.

Snow Removal: (George Gates)

George reported that we completed our first year of a 3-year contract with Turfscape for snowplowing. We have unlimited snowplowing for driveways and sidewalks with a 2" trigger depth. The Glencoe hill has a zero tolerance for snow. Calcium chloride is used only once a day on sidewalks, to keep costs down. Neighbors had a few concerns over the quality of work, which George will address with Turfscape.

Use of website: (George Gates)

George provides the hosting to our GNHA website. The contents of the GNHA website 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."

Old Business:

Harold Gaar asked for recommendations for a handy man for the neighborhood. Please contact Harold if you have a recommendation.

New Business:

Dave reported on the Wheatley Road drainage issue. The storm water undercut the pipes. Stone repairs were completed by Erik Mikals, with Reliable Restoration. Total cost: \$3100.

Neighborhood Social Activity:

A social activity is planned for the neighborhood on Sunday, Sept. 9, 2018, at the home of Jack and Leslie Witt. This appetizer and cocktail mixer will be held from 4:00-7:00pm. More details soon.

Harold Gaar adjourned the meeting at 7:48pm.

Respectfully submitted,
Charlene Altman, Secretary