

**Glencoe Neighborhood Homeowners Association
Minutes of Board of Trustees meeting
Jan 8, 2013**

Attending: Joe Verderber, Ray Jirousek, Karen Feth, Lynne Woodman (by phone), Dean DiCarlo

The meeting was called to order at 6:05 by Chairman Joe Verderber.

New neighbor. Megan Lojek is expected to close tomorrow on the home at 3524 Thistle Court. Her email is Megan.lojek@gmail.com. (Transaction did close on 1/9/2013.)

Treasurer's report. We have approximately \$174,000 at year-end of \$125,000 in CDs, and \$49,000 in liquid funds. Our CDs are earning 1% and mature in July this year. \$6,515 in Turfscape invoices remain to be paid; collections are on pace.

Current fiscal state. Pending receipt of final 1099s, we have about \$114,712 in revenue for 2012. Expenditures were \$81,916 which was under budget by \$5,820 due primarily to lower than anticipated snow removal costs. Specific reserves are covered and non-specific reserves total \$18,400.

A proposed budget for 2013 was discussed in detail and approved unanimously. Projected expenses for the year will exceed income by an estimated \$633, and increases in reserve requirements will approximate \$1,444 not including possible additional increases when the two-year update for street re-paving is received in the spring.

Dues. The board unanimously agreed to keep dues at 2012 level: \$810.00 per quarter per household.

Home maintenance. Five houses will be re-stained this year. They are the homes of Koptis, Turoczy, Buxton, Jirousek, and Lowry. Doug Mory is asked to specifically notify each of the involved homeowners of that fact.

Dish antennas. The Declaration of Covenants for Glencairn Forest prohibits satellite TV dishes in excess of 18", implying permission for placement of those under that size. In the Glencoe neighborhood several have been placed inconspicuously. Recently there have been placements which have generated adverse comments from homeowners. One of those was the dish in front of the home of trustee George Gates. George reported to the board that he felt his dish was an eyesore and has removed it.

The board feels that there are at least one and perhaps two other dishes that are unsightly. It is the sense of the board that the GNHA Code of Regulations should be amended to include some specific instructions regarding the placement of dish

antennas. The board asked that Joe Verderber approach George Gates about studying the issue, and, with input from other homeowners as he so desires, propose to the board what the code of regs should say. This should be done by the time of the next board meeting so that the amendment could be proposed at the annual meeting in June.

Annual meeting. This is an election year for GNHA trustees. Lynne Woodman, having placed her home here on the market, will decline to run for re-election. While Doug Mory has not been heard from on this subject, all other trustees are willing to be candidates for re-election.

The annual meeting was tentatively scheduled for Tuesday, June 18, 2013 at the Richfield Library. (Subsequently the Library confirmed the date as OK.)

Turfscape assessment. Turfscape, our landscape and snow removal firm, asked for feedback from the Board on the quality of their landscaping work. The Board responded to three survey questions on quality, service from the account manager, and how they address any issues that may arise. Consensus was that landscaping workmanship was 3 out of 5, while account manager and addressing issues were each 5 of 5. Joe Verderber is to mail those responses to Turfscape.

Next meeting. The meeting will be held on Tuesday, April 9, 2013 at 6:00 p.m. at Joe Verderber's home.

The meeting was adjourned at 7:14.