

**Minutes of Meeting of trustee
Glencoe Neighborhood Homeowners' Association (GNHA)
January 17, 2017 at Joe Verderber's Home**

Attending in person: Joe Verderber, Ray Jirousek, George Gates,
Dean DiCarlo, Karen Feth, Dave Fisher and Brenda Pierce

Joe Verderber called the meeting to order at 6:00 p.m.

Treasurer's report: (Ray Jirousek)

The checking account has changed from PNC to Citizens "Business Money Market Account". Since the CD's matured Nov 22, 2016, \$150,000 has been moved to Citizens and put into a 1% money market account. The rate is good for up to one year. It is thought that rising interest rates will permit the purchase of a better-paying short term CD during the year. \$10,000 was left in a one-year CD at Third Federal in order to keep that account active. Presently PNC checking is at \$18,000 and will be moved to the Citizens account.

All 2017 first half dues are not paid yet, 5 people not yet paid and 3 people paid only quarterly rather than semi-annually. Ray will follow up with homeowners.

All bills received in 2016 have been paid and all 2016 dues were paid.

President's report: (Joe Verderber)

Joe reported welcoming new neighbors Leslie & Jack Witt @ 3414 E. Glencoe. The directory on the web site has been updated, including their names (which they authorized.) The welcome letter has also been updated to mention dues being semi-annual.

The Fishers and the Morys have donated the lot between their homes to the GNHA with the proviso that the lot will become common grounds, with no future building being allowed on it. Summit County confirms that no future real estate tax will be due on the property. Taxes for the year 2016 will be paid by the Fishers and Morys.

Joe Verderber presented year-end 2016 actual expenses and reserves. Parking pad replacement reserves had to increase since the latest quote from Perrin was \$6.31 per sq. foot rather than \$5.00. Inflation rate estimate remains at 2.5%. A 2017 budget was presented by Joe. It included the usual options to the landscaping contract, the repair of one catch basin, and repaving of the two parking spaces which was to have occurred in 2016. After discussion, the trustees unanimously accepted the budget for 2017 after asking Joe to add provision for paying for the stump grinding on the cul-de-sacs performed by Ron Dawson in 2016 but unbilled, and an estimated \$6,000 for repair of six damaged curbing sections. When Joe gets the actual interest income figures from Ray for 2016 the budget will be considered final.

The auditors for April 2018 will be Marilee Garr (2nd yr.,) and Michael O'Connor. Joe will begin to canvass them to find an appropriate date for the audit. Earl April is the tentative target.

Home re-staining: (Dave Fisher)

J & D prices remain the same for re-staining of homes \$4,650 per house. In 2017 only three homes are scheduled for re-staining. Dave will email the homeowners involved to let them know they are on the schedule.

Landscape maintenance: (Brenda Pierce)

We signed a 3- year contract with Turfscape, 2016, 2017, and 2018.

Sassafras Land Design has agreed to do the mulch again in 2017 at the same price as last year. That is 312 yards of mulch (\$45.00 per cubic yard plus tax) 1.5", front, sides, back, common areas. Target installation is second week of June. . Edging, trimming and gutter cleaning will be done before mulch is applied. Brenda will send homeowners an email notice before mulch application, reminding them that mulching is a dusty process, and they should keep windows shut.

The new contact at Turfscape is Jason Dickey (330) 607-2887.

It was noted that the hill on the NE side of the corner of West & East Glencoe (across from Ray's house), has many bare spots, is unsightly. We will see if the slit seeding last fall improves this or if we need other repairs this spring.

Joe has info on a new company that is soliciting us for ground maintenance and snow removal in the area. See www.peakgm.com.

Arboriculture: (Dean DiCarlo)

Sassafras Land Design completed the two cul-de-sacs plantings and the trustees are pleased with the results. Joe expressed thanks to Dean for seeing this process through.

Dean will do a walk thru with Ron Dawson this fall to determine needed tree trimming or removals.

Driveway re-sealing: (Karen Feth)

Perrin claimed they ran out of time to do the work requested last year. Karen will contact them and inform them that the Dahl house is reportedly being sold and there is doubt that he would still want the driveway redone. When Karen can get info about probable timing of repaving, she or Kim Hengle should contact Dahl to see if he wants to go ahead. Joe asked Karen to tell Perrin that he would like a quote on repairing a developing "sinkhole" near the foot of his shared driveway. Karen mentioned that Perrin had quoted on two catch basins to be repaired, and that we had currently contracted with them to repair only the one at the parking pad. Karen thinks the other catch basin needing repair is the one at the foot of the Glencoe hill, on the southwest corner. She asked the other trustees to take a look at it and give her their opinions.

Joe mentioned that the two previous catch basin repairs were done by Vito Gironda, for which GNHA paid \$800 and \$1200 or \$1300 respectively. (Both were done to piggyback on other Township work.) Karen is asked to contact Gironda and possibly other sources for quotes on the second catch basin repair, and for replacement of the six sections of broken concrete curbing, since Perrin is not interested in the curbing

Karen also reported that the area of the crash gate may be being misused. Cars have been reported blocking the exit and the gate may have been used as a private exit. Joe believes that the problem

may arise from one specific homeowner who has previously been spoken with concerning the crash gate. Joe will monitor for further infringements and will contact the homeowner by email for compliance with crash gate regulations.

Gutter Cleaning: (Ray Jirousek)

Gutter cleaning is next scheduled for May 31 and June 1, 2017.

Snow Removal: (George Gates)

George says that the number of houses on the “special list” of drives and walks that need calcium has grown to 21. As other residents see this being done at their neighbors, they are asking why they do not get this service too. At George’s recommendation, the trustees agreed that this service will now apply to all homes. George will also remind Turfscape to try to keep calcium chloride off porches.

Other old business:

The question was asked if there has been any determination about the source(s) of water running down the hillside behind some E. Glencoe homes to Glencairn Forest Drive. The brief answer is no new information.

Joe had contacted Richfield officials three times in regards to the Glencairn Forest Drive water run off issue with little results. 8/29/16 he spoke with Mindy Remec (Richfield Township), who contacted Brian Frantz (City of Cleveland Water). We are trying to find out if the water is treated water or not and where it is originating from (if possible). As of this meeting Joe had not heard back from any of these officials. Joe will contact them again.

Dean recently saw Jim Biggar and asked if he and Denny Culp could help with this determination but received no response.

Dave Fisher stated that in the master association nothing is going on in regards to the waterfalls due to the Woods problems of erosion. This is in ligation between the developer and the builder but the concern is that it may become, at least in part, the problem of the master association.

There was discussion that the Glencairn Forest landscape lighting is in need of some attention. There appear to be lights out in the common areas (lower falls light) and some lights, such as the one on the west side of Glencairn Forest Drive just south of the intersection with Glencoe, being aimed incorrectly. Dean & George think that the lights do not seem to match in color and intensity. The falls and other areas used to be much brighter and better lit. Dave will see if he can find out what’s going on and what can be done to repair.

The next trustee meeting will be April 18, 2018 at 6:00 p.m. at Joe Verderber’s home. Karen will be out of town.

Joe Verderber adjourned the meeting after thanking all trustees for the effort they continue to put into the discharge of their responsibilities. He said the homeowners are lucky to have them serving.

Respectfully submitted
Brenda Pierce, secretary