

**Minutes of the Board: Apr. 9, 2013**  
**Glencoe Neighborhood Homeowners Association at 3361 E. Glencoe**

Attending: Dean DiCarlo, Karen Feth, George Gates (by phone), Ray Jirousek, Doug Mory, Joe Verderber

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

**Board membership:** Lynne Woodman's position as trustee and secretary is now vacant, as Lynne has sold her home here. The trustees agreed unanimously to waive their right to appoint a successor, in that the annual meeting and election are only ten weeks away.

**New neighbor:** George & Eileen Loudenslager have purchased the home at 3382 E. Glencoe (Woodman/Wending). They expect to be here by mid-May. The home at 3528 Thistle Court (Garanich) is expected to transfer on April 15 to Timothy Cherotti.

**President's report:** The Township has purchased and installed green reflective house number plates on each of our mailboxes. The number plates are an aid to the safety forces in case of any emergency. Joe demonstrated to the trustees the use of the website [www.turfscapeohio.com](http://www.turfscapeohio.com) to both learn what activities Turfscape has performed for us, winter or summer, and also to learn of near-term work plans.

**Treasurer's report:** We have approximately \$125,900 in CDs, \$61,800 in liquid funds, and \$17,820 in undeposited checks. At this time we are waiting for checks from six homeowners. A reminder will be sent shortly. Our CDs are earning 1% and mature in October this year. Bill payments are current.

**Re-staining report:** Doug Mory reported an estimate from J&D for re-staining 5 homes this summer at \$4,650 each. The trustees voted unanimously to accept the bid and asked Doug to communicate that to J&D. Doug stated that he would personally e-mail each of the homeowners whose homes would be re-stained this year so that they knew it was happening. J&D's estimated start date is June 3.

**Driveway re-sealing report:** Karen Feth reports that Kim Hengle of Perrin recommended that we not re-seal drives this year. After much discussion, it was the sense of the meeting that homeowners expected re-sealing on the usual two-year cycle, and that Perrin be contacted again to requote the work, possibly including power spraying of drives to remove loose layers of old sealant. If Perrin would not do so, Karen was asked to contact an alternative supplier.

Karen reported that Perrin soon will give us an updated quote on the future repaving of our streets. We requested the updated quote for the purpose of determining the adequacy of our financial reserve for re-paving.

Karen also shared with all trustees the results of a requested inspection by Perrin of the general condition of our driveways and parking pads. It named 7 addresses where

Perrin suggested that the driveways be replaced (although Karen said she felt that 4 or 5 more were in the same condition). It also said that 4 of our 5 parking pads should be replaced. It quoted \$4 to \$5 per square foot for such work, depending on the number of drives done. The trustees agreed that a reserve for the eventual replacement of the parking pads should be created, as no such specific reserve now exists. They also voted to not replace the pads at this time. There was no decision to notify the owners of the homes whose drives had been mentioned by Perrin. This may be discussed informally at the annual meeting.

**Dish antennas:** George Gates provided the trustees with information regarding the fact that there are federal mandates which prohibit unreasonable restrictions on the right of a homeowner (or Cluster Home or Condo owner) from placing a suitable small dish antenna on his personally owned home or property. No such rights, however, apply to "common area" of a condo or cluster community. Joe Verderber reported discussing this topic with Laura Pinney, the zoning inspector for Richfield Township. The "Cluster zone" zoning regulations state: "Television satellite dishes shall not be located in the front yard." Pinney stated that if we were to bring a violation of that code to her attention, she would send a letter to the offending homeowner, and that the existence of a zoning violation would interfere with getting a clear title in the event of a refinance or attempted sale of the property. It was the majority opinion of the trustees that Joe Verderber should mention the zoning statement to the one GNHA homeowner who has such a dish in the front yard, and ask him to remedy the situation if possible.

**Annual meeting:** In the absence of the secretary, Doug, Dean and Ray said that they would go to the library meeting room about 45 minutes prior to the 6:30 p.m. annual meeting and set up the chairs and tables. Karen said that she would be responsible for taking attendance at the meeting, and Joe will take minutes.

Acting in lieu of Lynne, Joe will send advance notice of the annual meeting out to homeowners at the beginning of May. That will include a solicitation for candidates for election to the board. Ballots themselves will be handed out at the meeting when the names of all candidates can be preprinted on them.

**Next meeting:** The GNHA annual meeting will be held at the Richfield Library on Tuesday June 18, 2013 at 6:30 p.m.

The meeting was adjourned at 7:15.