

Minutes of Meeting
Glencoe Neighborhood Homeowners' Association (GNHA)
April 16, 2015 at Joe Verderber's home

Attending in person: Dicarlo, Feth, Gates, Jirousek, Mory, Verderber

The meeting was called to order at 5:00 p.m. by Joe Verderber.

Treasurer's report (Ray Jirousek): Cash totals approximately \$192,755 of which \$43,586 is in checking. There is \$18,630 in undeposited checks, and two homeowners have yet to pay for the second quarter. Reminders are being sent.

President's report (Joe Verderber):

Federal tax return was prepared and filed on time, with payment through EFTPS. The audit for 2014-2015 was completed by Kathleen Mayher and Brenda Pierce on April 13, 2015. The satisfactory audit signoff will be posted on the web site. We were informed through the office of the Developer that the GNHA had failed to file the required "Statement of Continued Existence of Corporation-Not For Profit" and accordingly, the Ohio Secretary of State had terminated our charter. I learned that the filing must be done every five years. Joe applied to the Secretary of State for the reinstatement of the charter and paid the required \$25 fee. (*Reinstatement was subsequently reported to have occurred effective April 10, 2015.*) Joe is now on the notification list to be contacted whenever such a filing is required. It has been brought to our attention that the "Restated and Amended Declaration of Covenants, Conditions, Easements and Restrictions of Glencairn Forest" erroneously states that certain roof repairs for Glencoe homeowners will be covered by the GNHA. This has not been true since January 1, 2009. Joe Verderber was asked to see to it that the Glencairn Forest document is corrected.

Landscape maintenance: (Joe Verderber in absence of Gibson)

Turfscape proposal for full mulching was reviewed and approved. Mulching will occur after both gutter cleaning and spring pruning have occurred. This means likely mid to late June.

Turfscape proposals for pre-emergent weed control in all mulch beds and for mulch cultivation were declined.

Turfscape proposal for installing a French drain along the drive to 3534, 3540 and 3546 Thistle Court was reviewed and approved. This is intended to be an improvement to the current drainage at this location pending eventual construction of a home at 3534 and finalization of proper drainage for the entire area by the developer.

Home re-staining (Doug Mory): Doug reported that he has notified all the eight homeowners whose homes will be re-stained this year. Quoted cost of the work by J&D is \$4,650 per unit. This is as last year, and as budgeted.

Arboriculture (Dean DiCarlo): Nothing to report.

Parking enforcement (Joe Verderber in absence of Gibson)

The ongoing need for the “towing” sign at the top of Glencoe hill was discussed. It was agreed that the sign be taken down by Joe Verderber and retained for possible future use.

Driveway Re-sealing (Karen Feth): Karen Feth reported that Perrin said that all driveways, including those newly replaced last year, would be included in this year’s re-sealing.

Perrin quotes for re-paving of 5 of our 6 parking pads were reviewed and discussed. Because of the larger than anticipated costs involved, it was decided to not replace the parking pads this year. This will be postponed indefinitely.

Karen reported she had not yet received from Perrin an updated quote for the repaving of our streets.

After some discussion, Karen was requested to obtain a quote on driveway re-sealing from a second vendor. George Gates will provide Karen with the ID of the vendor who recently repaved his business parking area. Karen was also asked to request from that vendor a quote for the future repaving of all our streets.

Gutter Cleaning (Ray Jirousek): Ray reported that the Spring gutter cleaning and downspout flush will be scheduled after the debris from tree blossoms and the like has fallen. Last year that did not occur until early June. Ray will work out the scheduling as soon as it is practical, realizing that pruning and mulching will have to follow the gutter cleaning.

Pest Control (Ray Jirousek): Two treatments will be applied to all homes as usual. No scheduling is available from the vendor.

Snow removal (George Gates): George reports he is gathering data for the post-season audit of activities and billings. George also discussed his responses to a survey from Turfscape regarding their performance. He gave them a 5 out of 5 rating, noting that they had a “rocky start” but recovered and delivered excellent performance. Joe reported that he and Matt Virzi had done a neighborhood walkthrough to review damage to be repaired. In addition to some turf damage, Matt discovered, documented and will repair damage to a landscape light at 3591 W. Glencoe.

Neighborhood picnic; Karen Feth proposed some possible dates, and Sunday August 9, 2015 was selected. Karen plans to announce that at the annual meeting.

Annual meeting; Joe reported that the large meeting room at the Richfield Library has been reserved for the evening of Tuesday, June 23, 2015. The room will be available for our setup beginning at 5:30 p.m. and the meeting will be scheduled for 6:30 as usual. The trustees were polled as to their willingness to be nominated for reelection. All agreed.

A draft of the notice of meeting was discussed. In the absence of our Secretary, Bob Gibson, Joe will send out the notice of meeting, the agenda, and proxy forms as the Code of Regulations calls for. The first notice will go out no more than 60 days in advance and a followup will be sent approximately two weeks in advance.

Other business: Dean DiCarlo reported that he investigated the previously reported water running from a PVC drain pipe approximately 20 feet behind the home at 3413 E. Glencoe. It continues to run in some quantity, and has caused some erosion at the pipe outlet and down the hill to Glencairn Forest Drive. After discussion, it was suggested that the Developer be asked to look into the conditions. Joe Verderber was asked to contact him about it.

Next meeting: Next meeting will be the annual meeting at the Richfield Library at 6:30 pm on Tuesday June 23, 2015.

Respectfully submitted
Joe Verderber, acting secretary