

**Minutes of Meeting of trustees
Glencoe Neighborhood Homeowners' Association (GNHA)
April 21, 2016 at Joe Verderber's Home**

Attending in person: Dean DiCarlo, Karen Feth, George Gates, Ray Jirousek, Doug Mory, Joe Verderber

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

Treasurer's report: (Ray Jirousek)

Checking account balance is approximately \$55,000. CD's now valued at approximately \$151,000 mature Nov. 2016 @ 1.2% APR. All bills are current. One homeowner is not up to date with dues, but additional reminders will be sent.

President's report: (Joe Verderber)

- 1) GNHA tax return was filed and taxes paid before the March 15, 2016 deadline. 2015-2016 audit was successfully completed April 12, 2016 with Marilee Gaar and Jan Hutchinson as auditors. Audit document is now posted on our web site.
- 2) Budget for 2016 is now considered official after the audit. Electronic copies of the entire workbook have been sent to each trustee in order to back up the President's records. A copy has now been posted on the GNHA web site by George Gates. 2016 budget includes figures based on new 3-year lawn maintenance contract with Turfscape, including their proposal for mulching.
- 3) While no specific provision has been made in the budget, a poll of the trustees indicates a broad sense that some replanting of trees and possibly bushes should be done, probably this Fall. Copies of a preliminary proposal by Turfscape and suggestions by John Schuld were given to Dean DiCarlo, who agreed to spearhead efforts to evaluate alternatives and make a specific recommendation to the trustees. Funding is expected to be available from savings in budget accounts including mulching, tree work, and hopefully snow removal.
- 4) Verderber suggests that some reserve provision should probably be made for repair or replacement of some of our concrete curbing. He stressed that there is no expectation of having to replace all the curbing, but rather to do some occasional repair when curbing segments either settle markedly or get damaged due to heavy equipment. The first step would be to inventory the status of the curbing. That is, how many curbing segments may currently be in need of repair? Karen Feth and Joe Verderber will each conduct independent surveys so that their results can be compared and evaluated. Meanwhile, Karen Feth is asked, at next opportunity, to obtain at least a preliminary quote on replacing a segment of curbing.

Landscape Maintenance: (Joe Verderber on behalf of Brenda Pierce)

A new 3-year landscape maintenance contract was signed with Turfscape. It includes some price increases for the first time in 6 years. Part of the increase in the basic contract is the inclusion of pre-emergence weed killer for the beds, which had previously been one of the optional treatments we used.

Proposal for mulching raised basic cost to \$52 per cubic yard and used computerized mapping to estimate requirement at between 312 and 416 cubic yards, depending on thickness. The total caused us to look to possible alternative vendors for better prices. A vendor, Sassafras Land Design has been selected and contracted for. Mulching will be at the rate of \$45 per cubic yard and will be done in the first two weeks of June, weather permitting.

Arboriculture: (Dean DiCarlo)

Dean reported that a large tree fell in the immediate vicinity of the home at 3600 W. Glencoe and had to be removed. Work was done by Advanced Arboriculture.

Re-staining: (Doug Mory) Six homes are scheduled to be re-stained this year. J&D Painting has quoted the usual \$4,650 per unit and will do the work. Homeowners are Mayher, Loudenslager, Dickens, Fisher, Connell and Forchione. Homeowners will be notified by e-mail that their homes will be re-stained this year.

Re-sealing: (Karen Feth)

Re-sealing is not scheduled for this year. Since there may be some homeowner interest in driveway repair or replacement this year, Karen will prepare an e-mail to all homeowners to see who is interested in considering it and arrange quotes from Perrin in an attempt to get discounted prices for those who participate.

Insect Control: (Ray Jirousek)

Spray treatments will be done as usual in Spring and Fall. No schedule is known.

Gutter Cleaning: (Ray Jirousek)

The Window Cleaning Company will be asked to do the work as usual. First cleaning with downspout flush will be scheduled prior to Memorial Day. Second treatment with downspout flush is expected for late October and third treatment in late November or early December.

Snow Removal: (George Gates)

George reports that seasonal expense for 2015-2016 was \$20,261. The budget year 2015 includes expenses from each of two snow seasons on a strictly calendar year basis.

Other Old Business:

It was noted that no solid information is yet available to us regarding the water which is coming out of the drain pipe behind 3413 E. Glencoe (now diverted by flexible pipe to the stream alongside Glencairn Forest Drive), the water heard flowing in drains of multiple homes on the north side of E. Glencoe, and the water flowing into the front Glencairn pond with sufficient volume to prevent freezing of a portion of the pond in the winter. Joe Verderber was asked to re-contact the Township to see if they have had any information from either the Village or Cleveland Water. Dean DiCarlo was given two free water sample testing kits from Home Depot and was asked to use them on his home tap water and some water from the hillside flow in order to collect more evidence which might be useful.

It was also noted that there is at least one area on the Wheatley Road berm where additional rock fill should be added to prevent erosion. Karen Feth has photos and will share them with Dave Fisher and/or John Kasmarcak prior to the annual meeting of the Glencairn Forest master association on May 9.

New Business: Annual Meeting (Joe Verderber)

The Richfield Library large meeting room has been reserved on June 21 for the GNHA annual meeting. We have the room from 5:00 p.m. to closing, which is 8:00 p.m. This is not an election year. All trustees should be prepared to report on their own area of responsibility.

Joe Verderber will prepare a draft agenda and review it with Brenda Pierce so that she can send it out to homeowners with a notice of the meeting approximately 30 days in advance.

For reference, a quorum is 1/3 of the voting power of GNHA, which means 13 votes.

It was suggested that one topic to be raised be the hosting of a neighborhood picnic this year. We will need people to organize it, and a location. Recent years have seen the event held in the Feths' driveway and garage, but they will be traveling this year and an alternative venue will be required.

Respectfully submitted

Joe Verderber, acting for Brenda Pierce, Secretary.