

Minutes of Meeting
Glencoe Neighborhood Homeowners' Association (GNHA)
September 18, 2017 at Joe Verderber's Home

Attending in person: Joe Verderber, Charlene Altman, Dean DiCarlo
Karen Feth, Dave Fisher, George Gates and Leslie Witt

Joe called the meeting to order at 6:02pm.

Treasurer's Report: (Leslie Witt)

- Leslie took over for Ray Jirousek as treasurer on August 1, 2017. She did her own audit and commented that Ray kept excellent records.
- Ray collected all of the dues for 2017. There are no delinquencies.
- A statement for dues for 2018 will be sent out mid- December. Homeowner dues will be paid semi-annually. First half are due by 1/1 and second half by 7/1.
- The checking account is at Citizen's Bank. Leslie will look into converting some Money Market funds (\$192,317 as of 9/17/2017) into CD's. All account payables and receivables are current.
- An audit will be scheduled for early April.

President's Report: (Joe Verderber)

- Joe provided a GNHA calendar year 2017 estimated actuals Budget and Reserves chart. We expect to maintain a positive balance in the reserve fund and expenses are expected to be under budget. Joe stated he sees no reason for increased dues in the near future.
- Joe provided an updated email contact list for all trustees to be certain that all homeowners get all official GNHA communications.

Snow Removal: (George Gates)

- George is reviewing the snow removal contract with Turfscape. The trustees agreed that calcium chloride will be applied to all driveways and walkways instead of salt. We have unlimited plowing and snow removal with a 2" trigger depth.

Calcium chloride will be applied once during the day for sidewalks and as needed on driveways. There is a zero tolerance for snow on the Glencoe hill.

Landscape Maintenance: (Charlene Altman)

- Sassafras Land Design sent a mulch proposal for 2018. The price increased from \$45 a yard to \$52 a yard. The trustees agreed to decline the proposal.
- Charlene will contact Jason at Turfscape to get a mulch proposal for next year.
- The East Glencoe cul de sac is in need of cobble stone rocks. Charlene will contact Turfscape to see if they can find the style of rock that we need.
- Aeration was completed last year and we didn't see much improvement. We will decline service this year.
- Third pruning and slit seeding we will pass on.
- Charlene will contact Turfscape for 2018 services which will include insect/grub control. Our lawn maintenance contract will expire after the 2018 season.

Arboriculture: (Dean DiCarlo)

- Sassafras Land Design installed the trees/decorative grasses on the cul de sacs. Some of the decorative grass is definitely not thriving and doesn't look so good. Dean has been in contact with Sassafras but they will not honor a guarantee on the grasses. They offer to not charge for labor if we pay for a few new grasses to replace the worst of them. It was suggested to Dean that he accept that offer.
- Ron Dawson did the walk thru with Dean for tree trimming/removal and submitted a proposal totaling \$10,100.69 for the work. Dean was authorized to accept the proposal. Dean will schedule with Ron and send out an email to neighbors with the start date.

Home re-staining: (Dave Fisher)

- Three homes were stained this summer. Five will be done next year.
- Dave will contact J&D Painting to get pricing for next year.

Driveway Resealing: (Karen Feth)

- Driveway re-sealing was completed this summer. The re-sealing was done with a push broom instead of a spray. Everyone seems pleased with the results. Re-

sealing is done every two years. Driveway replacement or repair other than re-sealing is the homeowner's responsibility.

Karen will contact Kim Perrin regarding her investigation of a homeowner's complaint about re-sealing at 3540/3546 Thistle Court and let Joe Verderber know the results so that he can respond to the homeowner.

Gutter Cleaning: (Leslie Witt)

-Leslie will call The Window Cleaning Company to schedule the fall cleaning for the end of October and again in November. Gutters will be flushed as part of the October cleaning.

Misc. Business:

-One of the East Glencoe parking pads has water run-off from the pond after a heavy rain. Deterioration of the parking pad is a concern. It was decided to continue to let the water drain into the sewer to prevent other problems in the area if attempts were made to contain the water.

-Trustees commented on the unsightly pond scum. Dave Fisher was asked to request the master association do something about both the pond scum and the unsightly growths choking the waterway at the upper falls.

-A block party/picnic/cocktail party to welcome new residents will most likely take place in the spring. Dates and planning will be discussed at the next association meeting.

-The next homeowner's association meeting for trustees will take place in late December or January.

Meeting was adjourned at 7:20 pm.

Respectfully submitted,
Charlene Altman, Secretary