

**Minutes of Meeting  
Glencoe Neighborhood Homeowners' Association (GNHA)  
September 24, 2013 at Joe Verderber Home**

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

The meeting was called to order at 6:00 p.m. by Joe Verderber.

**Treasurer's report** (Ray Jirousek): Our liquid funds total approximately \$57,000 and our total cash is approximately \$183,000 including our two CDs at Third Federal which mature on October 21, 2013. There are no unpaid dues outstanding.

**President's report** (Joe Verderber): Changes to our reserves are required.

- 1) The latest estimate for repaving of our streets is now \$65,000, up from \$60,000 two years ago. Joe proposed, and it was unanimously accepted, that the inflation rate used in the calculation of the reserve be the actual US inflation rate average for the past 10 years. That number is 2.5% rather than the 3% which had been used in the calculations last year. Joe provided the appropriately modified reserve calculations.
- 2) A reserve for the eventual replacement of all our parking pads must be created. Joe proposed, and it was unanimously accepted, that the \$5 per square foot cost quoted by Perrin as the upper range for driveway replacement be used, along with the same inflation rate as used for repaving. Joe provided the calculations for the reserve.

An estimated actual budget for the year incorporating these new reserves was presented. It projects that cash outflows this year will exceed inflows by approximately \$2053 rather than the projected \$638, but that all identified reserves will be appropriately funded with about \$4,000 for other non-specific reserves. All trustees will receive electronic copies of the Excel workbook incorporating the estimates and the new reserve values.

**Landscape maintenance:** Aeration and overseeding is planned by Turfscape for Sept. 30, 2013. Bob Gibson expressed some dissatisfaction with Turfscape's mower use and mowing. Verderber said that he would set up an end-of-season conference with Turfscape and that Gibson would be invited.

**Home re-staining** (Doug Mory): Doug reported that all scheduled homes have been completed, and Ray confirmed that final payment for the work has been made. Doug stated that 7 homes would be re-stained next year.

**Arboriculture** (Dean DiCarlo): Dean reported that tree work by Advanced Arboriculture is under way, and is expected to continue until approximately the end of October.

Dean reported that Rickie Schwartz of 3564 W. Glencoe asked to remove two Birch trees, one which is causing lifting of her sidewalk and driveway, and one which is causing lifting of her patio. All agreed to let her remove those trees but at her expense. Schwartz also reported to Dean that a tree man suggested to her that the large tree in her front yard be taken down because it was unbalanced. Dean had it inspected by Ron Dawson who reported that it should remain viable for at least ten years. Dean reported this to Schwartz and told her we would not remove it at this time.

**Parking enforcement** (Bob Gibson): Bob reported that there had been one actual tow of the commercial vehicle illegally parked on W. Glencoe. He reported on conversations with the owner who promised no more overnight parking of the offending vehicle in the neighborhood, while some short term visitations at the house with the vehicle would occur. Gibson explained the circumstances and expressed his satisfaction with the situation. The trustees agreed that the sign regarding towing should remain posted until there was a permanent resolution of the problem.

The trustees agreed that discreet “No Parking” signs should be posted on both sides of the crash gate.

New Business:

**Megan Lojek** of 3524 Thistle Court had asked by e-mail to remove a, evergreen in front of her home but to replace it with a similar healthy tree of 8’ to 10’ height at her expense. All agreed with her request. Verderber was to notify her.

**Tom Georgeoff** of 3358 E. Glencoe asked that the GNHA take down and replace a tree that sits on common ground between his home and 3360 E. Glencoe. The trustees reviewed precedents including one by John Kasmarcak of 3360 E. Glencoe where trees had been removed and replaced by individual homeowners at their own expense and declined Georgeoff’s request. Verderber was to notify him.

**Nelson Essiet** of 3546 Thistle Court asked for permission to cut down two large trees that face W. Glencoe. They are more than 8” from his house and more than 4” in diameter. The trustees unanimously voted to deny that request. Gibson was to notify him.

**Bob Gibson** brought up the topic of the cul-de-sac and Thistle Court islands and the deteriorating state of their landscaping. After discussing precedents which led to the re-landscaping of the area around the Glencoe falls, it was suggested that Gibson prepare a plan including cost estimates for presentation to the homeowners at the annual meeting in June 2014. Bob agreed to do so.

**Glencoe Homeowners web site:** The GNHA Code of Regulations and the Glencairn Forest Bylaws are already on the [Glencoehomeowners.com](http://Glencoehomeowners.com) web site. George Gates

has been provided with an electronic copy of the Glencairn Forest Architectural Review Board and Deed Restriction documentation to add to the site. After discussion, the trustees concluded that it would be advantageous to make those three documents accessible from the opening page of the site, accessible without a user name or password. In other words, they would be available outside the password-protected interior of the site. George Gates was asked to try and arrange this. He agreed.

**Holiday party:** Karen Feth suggested we have a holiday party in December, using Austin's Woodfire Grill in Brecksville as had been done on some past occasions. She would make arrangements. Karen has spoken to Austin's and Wednesday December 4 from 5-7pm is available. The trustees asked her to see if Austin's would agree to schedule if for Sunday December 8 rather than the Wednesday. The trustees agreed that the GNHA would fund some appetizers for the party but that the drinks would be at one's own expense. There was some memory expressed that homeowners in the past had paid a nominal amount to attend. Karen will work on details, but Ray asked that the GNHA not be involved with either receipts or disbursements.

**Black concrete:** Bob Gibson wants the trustees to consider whether black concrete should be permitted in lieu of asphalt when driveways or parking pads are replaced. He believes that one or more black concrete drives have been installed at Firestone Trace. He will make the locations of those driveways known to the trustees so that interest parties can see them for themselves.

**Waterfall Flora:** It was noted that there are unsightly weeds or plants growing in and around the pool at the foot of the waterfall at the top of Glencoe hill. Since the Master Association is responsible for ponds and streams, Joe Verderber was asked to contact the Glencairn Forest trustees and request that the unsightly plants be removed.

Next Meeting: The next meeting was scheduled for Tuesday January 14, 2014 at the home of George Gates.

The meeting was adjourned at 7:45 p.m.

Bob Gibson  
Secretary