

**Minutes of Meeting of trustees  
Glencoe Neighborhood Homeowners' Association (GNHA)  
September 29, 2015 at Joe Verderber's Home**

Attending in person: Joe Verderber, Ray Jirousek, George Gates, Dean DiCarlo, Karen Feth, and Brenda Pierce

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

**Treasurer's report:** (Ray Jirousek)

Checking account balance is \$22,135. CD's now valued at approximately \$150,000 mature Nov. 2016 @ 1.2% APR. Homeowners' fees up to Sept 30, 2015 are paid up to date. All bills are current.

**President's report:** (Joe Verderber)

We have new neighbors at 3364 E. Glencoe. Joe welcomed John and Elizabeth (Beth) Schuld to the neighborhood.

The Glencairn Forest HOA trustees took action in August and amended the "Restated and Amended Declaration of Covenants, Conditions, Easements and Restrictions of Glencairn Forest" to reflect the fact the GNHA does not pay for repair or replacement of its homeowners' roofs. The document was never previously corrected since the GNHA roofing reserves were abolished as of January 1, 2009.

Joe Verderber presented projected end-of-year 2015 expenses and reserves vs. budget and a preliminary first cut at a 2016 budget. He made the point that 2015 year end will show us virtually at the end of our most liquid cash. Further, 2016 preliminarily shows a further small cash drain, but also shows our reserves potentially underfunded by almost \$12,000. Joe mentioned that the decrease in our most liquid cash has come from a number of expense areas, including going to full mulching every year, re-staining eight homes this year, the repaving of a large portion of the Glencoe hill, and larger than expected arborist bills due to emerald ash borer damage and other die-offs of large trees. He suggested that it is probably time to consider a dues increase for 2016. When asked how large an increase would cure the problem, Joe said that \$30 per month per homeowner would rectify the reserves shortfall in one year, but he would do some further fine tuning of the estimates

for 2016 and might possibly suggest a lesser amount. The discussion among trustees raised the point that a \$10 per month increase is probably not worth the trouble, and a \$20 or \$30 figure should be used. After discussion, the trustees present unanimously voted that the dues be increased by up to \$30 per month effective 2016. Joe is to contact all trustees late in the year after 2015 actuals are available so that we can settle on an amount.

**Landscape maintenance:** (Brenda Pierce)

Turfscape 2015 performance has not been satisfactory. At the end of this year, we expect to be presented with a new 3 yr. contract. We will then demand to meet with George Hohman, the Turfscape President and Founder to discuss the shortfalls in their performance lately.

Proposal: Aeration \$693.88. Over Seeding: \$1361.06

It was noted that the work proposals were about a 30% increase over last year. Trustees remembered that the over seeding from last year did not work well, due to the grass cutting crew using powerful blowers on the newly seeded ground as well as driveways and walks. In earlier conversations, Matt Virzi had suggested, "slit seeding" rather than the over-seeding technique used in prior years. That should not require separate aeration. Brenda was authorized to go ahead and contract for slit seeding, and to make certain that what Virzi was quoting was indeed slit seeding.

Proposal: Dormant pruning \$\$6,832.00.

As usual, we declined this service.

We will ask Turfscape to quote de-thatching of the lawns.

Turfscape will do warranty work and repair the French drain on driveway by 3540 Thistle Court. We do not believe it was not dug wide or deep enough since water continues to run from lawn down driveway.

When the landscaping contract is renewed, a general job list with approximate dates of services provided by Turfscape will be sent to homeowners.

**Home re-staining:** (Joe Verderber & Ray Jirousek)

Eight homes have been stained and completed early Sept. 2015. All doors are not yet finished. J&D has been paid 90%, with a 10% holdback till doors are completed. Karen Feth mentioned that there is a small area of siding on the home at 3546 Thistle Court (Essiet) which appears to need staining. She wondered if J&D could possibly touch up that spot when in the neighborhood to finish the front doors. Joe Verderber said he would ask Doug Mory to make that request of J&D.

**Arboriculture:** (Dean DiCarlo)

The estimate to have extensive tree work was approved and will be done by year-end. Cost will be approximately \$13,300. Dean DiCarlo said that a final walk thru will be done with Advanced Arboriculture to insure all is covered. Next year, Dean will solicit quotes from other tree services.

**Driveway re-sealing:** (Karen Feth)

All driveways have been re-sealed and no complaints. Karen received an e-mail from Ricky Schwartz complaining about lifting of a portion of the crack filler at her home. Kim, from Perrin was to set up an appointment and review the problem, but so far has not done so. Karen has reminded her if her promise.

**Gutter Cleaning:** (Ray Jirousek)

Gutters will be cleaned and flushed Oct. 29 & 30. Final cleaning will be Nov. 30, 2015.

**Neighborhood Picnic:** (Karen Feth)

The picnic at Karen's home was successful and appreciated. The picnic overage of \$85.50 was given to the treasurer. Karen suggested the monies be used for a holiday party or next year's picnic.

**Other business:**

Trustees present have approved Neil Kaforey's proposal to have his driveway (that has sunk) returned to the proper grade.

Karen Feth suggested we publish a Glencoe neighborhood directory; which would include, first names, email addresses, phone numbers, and addresses. This would be for homeowners use only. Brenda Pierce will

draft a notice to see if homeowners are interested in providing this information, which will be posted on the web site.

It was reported that the pole streetlight at the base of Glencoe is out. Ohio Edison is responsible; Ray Jirousek will call for repairs.

It was reported that the upper Glencoe waterfall and channel are filled with weeds and over grown plants, Joe Verderber will contact Dave Fisher and John Kasmarcak, the Glencoe homeowners who sit on the Glencairn Forest HOA board, asking them to clean it up.

It had been noted before that many of the Glencairn landscape lights are out. The Master Association did a review and confirmed that many were out and directed Renner Management to have them repaired. The lighting is still out. Joe Verderber will follow up to see what action is being taken.

Dean DiCarlo reported that the water running from a PVC pipe 20 feet behind the home of 3413 E. Glencoe has not been solved. Many trees are dying due to this problem. Joe will talk with Master Association about this, since the hill belongs to the Glencairn HOA.

Three large trees have died on property between Tom Connell's and Stu Parry's. This is attributed to the area being extremely wet, with saturated soil. This is costing the GNHA money for removal of the dead trees. Homeowners are checking for sprinkler leakage.

The meeting was adjourned by Joe Verderber and seconded by Ray Jirousek.

Respectfully submitted  
Brenda Pierce, secretary

