

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 1-15-18 Council Meeting

ATTENDEES: Ed Bernhard, Mary Lee Ely, Karl Grentz, Richard Skilton, Bob Zink

GUESTS: Janet Burgess – Managing Agent

The meeting was called to order at 8:56 AM by President, Karl Grentz.

Minutes of the November 13, 2017 Council meeting and the November 16, 2017 post HOA Council meeting were reviewed and approved as submitted.

OFFICERS' REPORTS:

President, Karl Grentz

Karl reported the following:

1. 10 GV residents are up and running with Verizon on the "Early Adopter" program and everything seems to be going well with all of them.
2. No MA BOD and MA meetings reports. Bob Zink will send out the minutes of those meetings to all the GV residents on his distribution list.

Vice President, Mary Lee Ely:

1. The new resident packet is just about ready to go and will be delivered to the Goodings (639) as soon as Mary Lee can set up a meeting with them.

Treasurer, Ed Bernhard:

1. Ed has not received the December financials, so he will report on December and January at the February meeting.
2. Approved payment of \$5,072.77 to stucco consultant Salt Water Development Co. and \$1,770.90 to Hamburg Rubin for work on Amendment 1 to the 2014 AMENDED AND RESTATE DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF GLENWOOD'

Secretary, Bob Zink:

1. Minutes of the 11/13/17 Council meeting, the 11/17/17 HOA Open Budget meeting, and the 11/17 Council ad hoc budget approval meeting were sent out to residents in December.
2. At the GV HOA Open Budget meeting on November 17, 2016 the capital contribution on home sales in Glenwood Village was increased to the equivalent of 2 quarterly HOA fee payments for houses contracted for and settled after January 1, 2017. However, Improvement Fees Resolution #5 was never revised to reflect that change. Bob presented to Council a revised version of the Resolution reflecting that change and Council voted unanimously to approve the revised resolution as presented by Bob. Said revised resolution was signed and dated by Council president Karl Grentz and Council Secretary Bob Zink.

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Member at Large, Richard Skilton:

1. Upon review of the March 26, 2014 AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF GLENWOOD, it was determined that the provision stated in Section 15.4 of the Declaration that in any vote to amend the declaration, neither proxy nor absentee ballots shall be permitted is inconsistent with the PA Uniform Planned Community Act and the Glenwood Village Bylaws, both of which permit votes by mail, proxy or any other reasonable means determined by Council. To correct this inconsistency, Richard introduced a corrective Amendment to the Declaration, which was crafted by attorney Carl Weiner, who worked with then Council President, Jack McCombs, to craft the above-mentioned March 26, 2014 AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR THE VILLAGE OF GLENWOOD. Council voted unanimously to approve this amendment and it was subsequently dated and signed by Council President, Karl Grentz and Council Secretary, Bob Zink. This amendment will be filed in the Chester County Courthouse by Mr. Weiner as required by law.
2. Richard also raised an issue regarding the Common facilities in the Village that will require another amendment to clarify the Declaration, which he is discussing with Mr. Weiner and which will be shared with the GV residents when Council has more guidance from Mr. Weiner.

COMMITTEE REPORTS

Maintenance - Richard handled in Joe Ritter's absence:

1. Everything on The Work Order Log is on hold until the weather breaks.

Landscape – Nothing to report.

OLD BUSINESS: None

NEW BUSINESS: None

RESIDENT BUSINESS: None

There being no further business, the meeting was adjourned at 11:23 AM.

The next regular Council meeting is scheduled for 9:00 AM on Monday, February 19 at Chez Grentz.

Respectfully submitted by: Bob Zink, Secretary