

# GLENWOOD VILLAGE HOMEOWNER'S ASSOCIATION

## Minutes from May 17, 2018 HOA Meeting

ATTENDEES: Residents representing 18 units: Bauernschmidt (608), Bernhard (641), Ely (613), Flatland (635), Ford (612), Franco (627), Glinski (629), Gooding (636), Grentz (633), Hitz (609), Licate (626), Reith (625), Ritter (620), Scott (631) Skilton (624), Thomas (610), Werner (623), and Zink (639).

GUEST: Janet Burgess – Managing Agent, Ed McFalls – Managing Agent for the HM Master Association

While not stated at the meeting, but important for all Glenwood Village residents to know, the principles that guide every action of this Council are included as a preface to the meeting minutes.

First and foremost, Council members are residents of Glenwood Village and the overall guiding principal of all of Council's actions is to represent all 37 homeowners. To that end, this Council's goals are to:

1. Always act with prudent fiscal responsibility to be good stewards of HOA (YOUR) money;
2. Ensure that the village is well maintained and nicely landscaped to look as good as possible and be pleasing to its residents and anyone who visits the village;
3. Have a positive impact on driving and sustaining the market value for each house in the village at the highest level;
4. Foster and promote communication between Council and all Village residents;
5. Help Glenwood Village and its Council to become models that other Hershey's Mill villages and Councils will want to emulate;

### **Now to the Meeting Minutes.**

The meeting was called to order by Council President, Karl Grentz, at 7:01 PM. A quorum was declared. In attendance were 26 residents from 18 of the 37 units in the Village - 49%. A 25% unit representation (10 units) is required for a quorum.

Karl introduced and welcomed our newest neighbors, John and Julee Gooding, who recently moved into 637.

### **Introduction of Council members:**

Karl introduced the rest of Council members:

Mary Lee Ely – Vice President

Ed Bernhard - Treasurer

Bob Zink – Secretary

Richard Skilton – Member at large

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### **Introduction of Candidates:**

The terms of Council members Ed Bernhard and Karl Greutz expired this year. Ed and Karl were the only residents to submit their names to stand for election and both were reelected for two-year terms.

### **Vote on the proposed Second Amendment to the Amended and Restated Declaration of Covenants and Easements for the Village of Glenwood:**

The approval of the Second Amendment was requested by the Council of the Association in order to eliminate confusion and possible disputes regarding the maintenance of the six individual geothermal systems that serve each of units 607 – 612. The amendment makes clear that each homeowner is responsible for all costs to maintain, repair, and replace the heating/cooling systems in his/her individual unit. These geothermal heating systems derive their heat or cold from the ground as opposed to the air-based heat pumps that the other Glenwood Village units have. Geothermal heating systems are used in units 607-612 and these geothermal systems are to be treated in the same way as the air-based systems used in the rest of the units in Glenwood Village.

The motion that was put forth on the proxy/Ballot was:

“Shall responsibility for maintenance and repairs of the wells, pumps and wiring providing heat and air conditioning to units 607 – 612 and which serve only a single unit, belong to the individual Unit Owners as more fully described in the Notice of Proposed Second Amendment to the Amended and restated Declaration of Covenants and Easements?”

Approval of the above motion requires at least a 2/3 majority (25) of all 37 Unit Owners. The motion was approved by a vote of 28 yes and 3 no.

### **Review of Glenwood Village Financials:**

Treasurer Ed Bernhard reviewed the soon to be released Independent Auditor's opinion of the financial statements as of December 31, 2017 as well as where we are YTD through April 30, 2018. Per the April 30 financial statements, we are on or very close to budget on all items. Ed noted that we have budgeted \$24,000 for snow removal in 2018 and have spent YTD \$12,200.75. Hopefully we will have

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enough to cover all snow events in October, November, and December and will not need to do an assessment.

There was some discussion about paying back some of the loan so as to save interest payments since we don't have any major capital improvement projects on the near horizon. Council is willing to consider some loan payback but, with the potential for new roofs on buildings 1 and 2 sometime in 2019, and the cost for the elastomeric coating still to be done on buildings 1 and 2, Council has decided to defer any decision until solid plans and the exact timing and costs for these two projects are known. Ed reminded everyone that we got a very favorable interest rate on the loan and if we repay some of it now and then have to go back to the well again for these projects, the interest costs will be much higher. Council will continue to review this question in the months ahead.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted by Bob Zink – Secretary of Council