

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 7-23-18 Council Meeting

ATTENDEES: Ed Bernhard, Karl Greutz, Richard Skilton, Bob Zink

ABSENT: Mary Lee Ely, GUEST: Janet Burgess – Managing Agent,

The meeting was called to order at 8:57 AM by President, Karl Greutz.

Minutes of the June 18, 2018 Council meeting were approved as submitted.

OFFICERS' REPORTS:

President, Karl Greutz:

From the Master Association July Meeting Karl reported the following:

1. All outside walls around Hershey's Mill are in the process of being cleaned and having tops replaced as needed. The project should be finished by year end 2018.
2. Boyd MackLeer was re-elected, and Karl Greutz was elected to the MA BOD – both to 2-year terms. Boyd as President and Karl as 2nd VP.
3. Karl introduced the renewal of the CAU association master insurance policy for 10/1/18 – 10/1/19 at a cost of \$16,658, which is an increase of \$590 (3.6%). This was approved by Council.
4. The HM bus is old, so the MA is looking into replacing it with a new one.
5. Hershey's Mill currently does not have a policy about solicitation within Hershey's Mill. The MA is trying to dump that onto each Village to come up with its own policy. Council voted unanimously to not allow any solicitation in Glenwood but also to push the issue back to the MA for them to develop a HM wide policy and enforcement procedure(s) and penalty for policy violations.

Vice President, Mary Lee Ely: Absent so no report

Treasurer, Ed Bernhard:

1. At 6/30 Glenwood Village is running about \$10,000 ahead of budget. This is primarily due to waiting for invoices for completed work. Ed projects that we will end the year on or very close to budget.
2. Interest Income for the quarter ending 6/30/18 from the Mutual of Omaha and Citadel investment accounts was \$781.94.

Secretary, Bob Zink: Nothing to report

Member at Large, Richard Skilton:

1. Richard is still working on updating the GV web site and making it easier to maintain going forward. He will look for help to do this.

COMMITTEE REPORTS

Maintenance – Richard Skilton:

1. Reviewed Work Order Log. Several items have been completed and will be removed from the Log when payment has been approved.
2. Nothing new has been added to the Log.
3. Security system batteries in all Village units are required to be tested every two years. Since they all were tested as part of the Verizon installation process, they are not due to be tested again until 2020.
4. Dryer vents were last cleaned in 2016 and are also required to be cleaned every 2 years. Council has contracted with Dan Stowers to do this work at \$55/unit. Stowers will contact each GV

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resident to schedule the time. This is at the expense of the homeowner. Stowers will bill the HOA who will in turn bill each homeowner.

5. Council voted unanimously to approve the updated Glenwood Village Window Glass Replacement Policy to be effective as of 7/23/2018. A copy of this policy will be distributed to all GV residents.

Landscape – Karl reported:

1. Tree, bush, and shrub trimming in the Village has been completed.
2. From now on, any “Heavy” trimming that needs to be done will be identified during the Fall and Spring Village walk throughs by the landscape Committee and HLMD.
3. The request by George Hitz to cut down the big tree between 609 and 610 will be passed on to the Landscape Committee for their review and recommendation to Council.

Finance – Nothing to report

OLD BUSINESS: None

NEW BUSINESS: None

RESIDENT BUSINESS:

1. Richard will ask Larry Werner to submit an Architectural Change Request Form to Council for the modification he wants to make to his front stoop (623).

There being no further business, the meeting was adjourned at 10:25 AM.

- The next regular Council meeting is scheduled for 9:00 AM on Monday, September 24, 2018 at Chez Greutz.

Respectfully submitted by Bob Zink, Secretary