

# GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

## Minutes from 9/16/19 Council Meeting

ATTENDEES: Ed Bernhard, Debbie Ferry, Karl Grentz, Richard Skilton, Bob Zink

ABSENT: Richard Skilton

GUEST: Janet Burgess – Managing Agent: Tom Thomas – Chairman of the GV Landscape Committee, Jerred Golden – HMLD Director of Grounds, Mike Neale – HMLD Superintendent, Alex Bonhard – HMLD Operations Manager

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

Minutes of the June 17, 2019 Council meeting were approved as submitted.

### **SPECIAL REPORT FROM HERSHEY'S MILL LANDSCAPE DIVISION:**

The guests from the Hershey's Mill Landscape Division (HMLD) gave a presentation on the difficulties they have had over the last year or two in providing the level of service they pride themselves on and which their customers deserve. They attributed them to the combination of HMLD being understaffed and the fact that Hershey's Mill has received over 70 inches of rain in 2018 and 30 inches in June and July of 2019. HMLD has addressed the staffing issue and is currently at full staff and paying competitive wages, which has substantially reduced employee turnover.

HM Landscape leadership recognizes that it has to adjust its approach to certain treatments - particularly pre-emergent weed and crabgrass treatments - since the frequent heavy rains washout the treatment before the season runs its course and too many areas experience excessive weeds and crabgrass. In order to combat this problem, HMLD is adjusting its specification from one mid-spring pre-emergent application to a program that will include 3 pre-emergent treatments - one in late winter (Feb or March), a second in late spring (May or June) and a 3<sup>rd</sup> in the fall to prevent certain weeds which germinate in the winter and grow in early spring. In order to address a concern about weeds in the beds, HMLD is augmenting its specification to call for a full application of pre-emergent weed control in all beds. A plan is also being formulated to provide more frequent hand-weeding since the once a month specified in the expiring agreement is not sufficient in the recent very wet summers. They have also filled three key management positions that were vacant due to the death of Bruce Sellers and the retirement and resignation of two other key people. HMLD management has also needed to dramatically increase starting salaries from about \$9.50/hour just a couple of years ago to \$14.00/hour or higher and boosted other salaries in order to retain trained and experienced staff members.

These upgraded specifications and the impact of the payroll increases add significantly to the operational costs of HM Landscape, however HMLD also recognizes that landscape maintenance is already one of the most significant line items in the village budgets. Therefore, they plan to minimize their proposed increase to 1% for 2020 and then by the CPI adjustment each year thereafter.

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### OFFICERS' REPORTS:

#### President, Karl Grentz:

1. Nothing to report regarding Glenwood Village.
2. Karl reminded us again that all the minutes from the Hershey's Mill Master Association meetings and the MA Board of Directors (BOD) can be found on the HM website - <http://hersheysmill.org/the-mill/master-association/> . Scroll to the middle of the page and click on the HM Master HOA minutes you want to read and scroll to the bottom of the page and click on the BOD meeting minutes you want to read.

#### Vice President, Richard Skilton: No report due to Richard's absence

#### Treasurer, Ed Bernhard:

1. Through August 31<sup>st</sup> finances are in good order and we should finish the year on budget.
2. Since the 2%, 15 month Mutual of Omaha CD expired in July, Ed reinvested the \$102,542 proceeds from it into a 2.25%, 12 month CD with Citadel Federal Credit Union.

#### Secretary, Bob Zink:

1. The monthly GV men's breakfast continues to draw between 6 and 10 attendees and everyone seems to enjoy it so onward we shall go.

#### Member at Large, Debbie Ferry

1. The new Christmas decorations are being worked on and will be ready to be displayed in November
2. Debbie reminded us that the GV Rodeo/Picnic is coming up on Saturday, October 5<sup>th</sup> at 3:00.

### COMMITTEE REPORTS

**Finance.** The committee will meet on 9/18 to start work on the 2020 budget which will be reviewed at the October Council meeting.

#### Landscape – Tom Thomas:

1. As of today landscape has an uncommitted balance of \$3,300 in its budget.
2. The Fall Walk Around was done on September 10 with 9 Landscape Committee members participating. Mike Neale will provide cost estimates for all identified issues and the landscape Committee will then meet to decide how to commit the \$3,300.
3. HMLD will drop off another load of woodchips above the rock gardens at the Village entrance next week. Members of the Landscape Committee will spread them.

#### Maintenance – Bob Zink in Richard Skilton's Absence:

##### Capital Items:

1. Completed work on the stoop and wall at 643.
2. Began work on the wall at 639.

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### General Maintenance:

These items are general maintenance unless the changed to Capital by the Treasurer.

### Completed items:

1. Replaced light at East end of village. Electrician tested the GFI which was ok, but the light was gone with water in the housing. RB Skilton bought and installed a new LED spotlight.
2. Moyer treated for bees and ants outside of several units.
3. 612 gutters required repair, done by Curt Varallo
4. 617 had rotted post caps which needed repair and replacement.
5. 609 Adjustment of trash door.
6. Lights for 607-608 out. Bulbs replaced by Bob Eli
7. Wood rot at unit 619 - repaired by Curt Varallo.
8. 641 home support repairs

### Upcoming items:

1. Several, if not most, unit stoops are in need of repairs, some more significant than others.
2. Larry Werner and Richard took pictures of all the stops and the maintenance committee will need to meet and evaluate. The priority of the work to be done.
3. Simon Electric inspected the sensors. It was determined that the sensors work well but the trees in these areas are in need of trimming. The shadows are keeping the lights on. The matter was referred to T. Thomas – Landscape committee.
4. We included inspection of the alarms in this year's budget. We need to inspect the alarms and replace the batteries. Replacement of the batteries is a homeowner expense. We should get a quote and notify the homeowners that this will be happening.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**RESIDENT BUSINESS:**

1. To address the problem of carpenter bees drilling holes in the wood trim on our houses, Council voted to buy up to 31 bee traps that Dave Ferry and Joe Ritter have offered to make at \$15/per trap. Karl used one this summer and it worked very well – ridding the area of the carpenter bees. Bob will send an email to all GC residents requesting anyone who wants one to let him know.

The next regular Council meeting is scheduled for 9:00 AM, Monday, October 21<sup>st</sup> at Chez Greutz.

There being no other business, the meeting was adjourned at 11:02 AM.

Respectfully submitted by Bob Zink, Secretary