

GLENWOOD VILLAGE HOMEOWNER'S ASSOCIATION

Minutes from November 14, 2019 Open Budget Meeting

ATTENDEES: Residents representing 12 units: Fontana (607), Ely (613), Ritter (620), Warner (623), Skilton (624), Licate (626), Franco (627), Glinski (629), Grentz (633), Ferry (636), Zink (639), Bernhard (641).

GUEST: Janet Burgess – Managing Agent

Council President, Karl Grentz, called the meeting to order at 7:01 PM.

Introduction of Council and Committee Chairs;

Karl welcomed and thanked everyone for coming and then introduced the Council members and the Glenwood Village Committee Chairs;

Council Members:

President - Karl Grentz;
Vice President – Richard Skilton;
Treasurer – Ed Bernhard;
Secretary – Bob Zink
Member at Large – Debbie Ferry

Committee Chairs:

Finance Committee – Gus Franco, Chair
Landscape Committee – Tom Thomas, Chair
Maintenance Committee – Richard Skilton, Chair
Social Committee – Carin Ritter and Donna Licate – co Chairs
Decorating Committee – Debbie ferry, Chair
Lighting Committee – Bob Ely

State of the Village; President; Karl Grentz

Karl then gave us an update on the State of the Village. Following is an excerpt from his remarks:

“Whether GV is the most beautiful village in HM is hard to judge but I believe that today, with the help of the Landscape and Maintenance committees, this village IS pretty nice. Great for house appeal and selling homes.

- The driveway and the garage doors were completely replaced. Not repaired but replaced.
- Chimney caps were repaired.
- Electric poles and outlets have been repaired or replaced.
- New village signs are in place.
- Since I have taken over, almost all of the privacy walls, which quite honestly were falling apart in front of our eyes, are finished in the village.

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- The roofs on the west end of the village have finally been replaced.
- The main entrance wall has been repaired.
- Patching, and painting of the stucco on units 607-612 and the back wall on 613

All of the above items as well as other numerous items like house stoop repairs, tree removal, general maintenance items, pressure washing of all units, we have done **without any assessments to the village residents.**

Almost all of this is a result of this council taking the position of inspecting religiously our village on an ongoing basis. We are trying to be proactive and anticipate problems and repair them before they fail. Repair them BEFORE we have to REPLACE them. This saves us money. Sometimes we succeed, sometimes the item(s) in question are too far gone to be effectively repaired. We are getting a handle on the village items and taking care of them.

I also want to point out that there have only been two **special assessments** in the last 10 years here in Glenwood Village. The first was the siding in 2011 and the second was for snow removal in 2013. I want to assure you that Council is trying to avoid assessments at all costs. **Our goal going forward is to keep replacing, repairing and improving the village without special assessments.”**

2019 Budget Update and Proposed 2020 Budget;

After making his remarks Karl introduced the GV Finance Committee Chairman, Gus Franco, who gave us a 2019 budget update and a presentation of the proposed 2020 budget.

Gus restated what was included in the minutes of the 11-11-19 Council meeting that we are on track to finish the year on track with the budget in both income and expenses.

Gus went on to state the highlights of the proposed 2019 budget;

1. The quarterly assessment will be raised by \$25/qtr. to a total of \$1,925;
2. No assessments are anticipated in 2020 for any capital items;
3. The Master Association fee will increase by \$879;
4. An increase in the Capital Reserve contribution of \$3,040 so as to minimize or preclude any special assessments for capital expenditures.
5. Anticipated interest income of \$3,000 from certificates of deposit and savings accounts held in Glenwood Village's name.

Regarding the Capital reserve, the budget projects the 2019 yearend balance and the 2020 beginning balance of \$62,813 and the projected 2020 ending balance of \$113,764. There are some additional Capital expenses anticipated for the remainder of 2019 which will most likely change the stated 2019 year ending and 2020 beginning balance slightly and we won't know the exact number until the end of 2019. That projected 2020 year end \$113,754 reserve balance coupled with the projected loan balance of \$238,428 gives us available cash of approximately \$352,192 to use for any upcoming capital expenses.

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Questions and Answers

1. After the budget review there was a discussion about Bill Glinski's question of paying back some or all of the loan now since we didn't have to do any stucco remediation.

We were reminded by Council that, as we go forward, we know that roofs on 31 of our units will need to be replaced within the next several years at an estimated cost of \$403,000.

And Gus also reminded us that there are only 2 ways to pay for things – via the quarterly assessment or via special assessments. As evidenced by the fact that there have been no capital assessments since the siding project in 2011 and recognizing that no one likes the surprise of a special assessment, Gus reassured everyone that Council also has a negative view on imposing special assessments for capital purposes and will continue to do its best to minimize or prevent them. We will need to keep our focus on building the reserves so as to minimize or preclude the potential risk of any special assessments in future years.

Gus advised everyone that the Finance Committee spent over an hour during its September and October budget meetings discussing the pros and cons of paying back the loan now. The committee then voted unanimously to **NOT PAY BACK THE LOAN AT THIS TIME** so as not to face the potential risk of having special assessments in future years for any expected or unexpected capital expenses and to revisit the question next year.

2. Gene Fontana then asked Council to call for a Village wide vote to have all repairs and/or replacement of all privacy walls going forward, after the completion of the current replacement project, the responsibility of the individual unit owner. Gene was reminded that Council considered this question during its 7/10/2019 Council meeting, unanimously voted no to this request, and sees no reason to reconsider this request at this time.

There being no other business, the meeting was adjourned at 8:25 PM.

Respectfully submitted by Bob Zink – Secretary of Council

Attachments: Proposed 2020 Budget
What We Get for Our HOA Fee