

GLENWOOD VILLAGE HOMEOWNERS' ASSOCIATION

Minutes from 10/20/19 Council Meeting

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

GUEST: Janet Burgess – Managing Agent, Gus Franco – Chairman, GV Finance Committee

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

Minutes of the September 16, 2019 Council meeting were approved as submitted.

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.
3. One item of note was that Franklin Village voted to not approve the laying of a sidewalk along the Chandler Drive boundary of the Village. No reason was given for this vote.
4. Janet presented a draft of a prospective buyers' memo which will be sent to all real estate agents who do business in Glenwood Village instructing them to give it to any and all prospective buyers of HM units. It is hoped that Karl can convince the MA BOD to instruct Ed Mcfalls and/or all HM Village Presidents to distribute it to all real estate agents who do business throughout all of HM or in their respective Villages. Bob will revise the draft and bring it back to Council at the next meeting.

Vice President, Richard Skilton: Nothing to report.

Treasurer, Ed Bernhard:

1. Through September 30th finances are in good order and we should finish the year on budget.

Secretary, Bob Zink:

1. The October monthly GV men's breakfast was light, drawing only 5 attendees. Hopefully November turnout will be higher.

Member at Large, Debbie Ferry

1. The new Village Christmas ornaments are almost finished and boy do they look great!
2. The GV Rodeo/Picnic on October 5th was a great success. 30 people attended and all raved about how great the food was. A good time was had by all
3. Debbie listed the following upcoming events: Notices will go out for each of them.
 - a. The GV Ladies Brunch on November 7th at 10:30 at Lydia Skilton's house – 624;
 - b. The Cookie Exchange on December 19th at 4:00 at Grentz' house – 633;
 - c. The Glenwood Village Holiday Dinner on December 13th at the Sullivan House – time TBD.

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COMMITTEE REPORTS

Finance - Gus Franco:

1. Gus reviewed the work that the Finance Committee has done on the 2020 budget and presented several options for Council's consideration. The only expense items that will go up in 2020 are several non-discretionary items and an increase in the quarterly HOA fee of \$25/unit will cover those increases. The Committee recommended and Council agreed to present the budget at the November 14th HOA meeting with the \$25 increase. Janet will include the proposed budget with the notice she sends out about the HOA Budget meeting.
2. Since several major capital items have been completed in the last few years, Council tasked the Finance Committee to update the 2017 GV Reserve Study by the end of March 2020 and present it at the April 2020 Council meeting.

Landscape – Tom Thomas:

1. The drainage pipe project at 617 has been completed and Mary Lou Higgins is watering in the new grass covering the space.
2. Arader has two more trees to complete from the Fall Walkaround – one is a take down on the Lane near 637 and the second is to clear the roof of 633. This work should be completed today.
3. Wood chips were delivered behind the rock gardens at the top of the entrance for additional erosion control in that area and will be spread by Karl, Tom, and George. Thank you, gentlemen.
4. We are trying a “natural space” experiment between 623 and 626 by leaving the fallen tree leaves on the open dirt area between the two units this Fall. Mike Neale will mark the area as - NO BLOW - and we will see how it looks in the Spring. This was requested by Larry Werner and all the nearby residents are in agreement.

Maintenance – Richard Skilton:

1. Richard reviewed Larry Werner's request to install a post at the corner of the front stoop of Werner's house (623) as a safety precaution. The post will not penetrate the slate or concrete but will be anchored to the wooden step previously approved. It was approved by unanimous Council vote.
2. Replacement of the privacy wall at 639 is about half completed. Work on it continues.
3. Front stoops on several units have been identified as needing repairs, which will be done by Corinthian after they complete the wall at 639. The list will be expanded as time and weather permits.
4. Several new water stains have been discovered on the ceiling of the breakfast room at 639 so Janet will ask LeRoy to come and inspect the roof for leaks.
5. There have been several system troubles detected by the alarm panel at unit 639 (Zink) over the last several weeks. The HM security department sent emails to 639 stating several different causes for the alarms but follow up phone calls to security resulted in confusion and no definitive answers to the question of the cause and a solution. Since the battery was

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replaced in April 2016, rather than spend \$100 to test the system and \$45 to have Jarmon or West Chester Electric come out and replace the security panel battery, Bob Zink bought and installed a new battery for \$20 last week and no further trouble has been detected nor alarms sent. The problem seems to have been solved.

6. Janet will get quotes from West Chester Electric and from Jarman Electrical Contractor to test the fire and smoke alarms in each GV unit and to replace the security panel batteries.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

RESIDENT BUSINESS: NONE

The next regular Council meeting is scheduled for 9:00 AM, Monday, November 11 at Chez Grentz.

The annual GV HOA budget meeting is scheduled for Thursday, November 14 at 7:00 in the upstairs room at the Community Center

There being no other business, the meeting was adjourned at 10:32 AM.

Respectfully submitted by Bob Zink, Secretary