

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 21, 2019
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on January 21, 2019 at 6:30pm, at the Community Clubhouse.

PRESENT Judy Flowers, President
Jeannine DeMarks, Vice President
Helen Chang, Secretary
Charley Lin, Member at Large

Dona Goetz, StoneKastle Community Management, Inc.

ABSENT Virginia Luzi, Treasurer

CALL TO ORDER The meeting was called to order at 6:31 p.m. by Judy Flowers, President.

PLEDGE OF ALEGIANCE The Pledge of Allegiance was recited to start the meeting.

OPEN FORUM This is a time designated for the homeowners to address the Board. Each owner has a time limit set forth by the Board that they are allotted to address the Board.

COMMITTEE REPORTS New items to be reviewed:

Clubhouse
Pool
Landscape
Architectural
Security
Painting
Driveway/sidewalk

MINUTES Motion was made, seconded and unanimously carried to approve the November 19, 2018 Regular Meeting Minutes.

Motion was made, seconded and unanimously carried to approve the Annual Meeting Minute for September 17, 2018.

MANAGEMENT FINANCIAL REPORT Reserve Study
As of the last reserve study performed on August 2018, the community was 78.2% funded. A healthy association is at least 75% funded.

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Motion was made, seconded and unanimously carried to approve the November 30, 2018 financials, subject to audit at the fiscal year end.

**NEW
BUSINESS**

Landscape Proposal

Motion was made, seconded and unanimously carried to approve Villa Park Landscape's proposals as follows:

- Remove and replant area at 810 Glenwood Circle \$1,481.00
- Issues from December landscape walk, at a cost of \$412.50

Gutter/Downspout Repair Proposal

The Board directed Management to obtain revised proposals and present at the February Meeting.

671 Glenwood Dr. – Roof Repair Proposal

Motion was made, seconded and unanimously carried to approve Antis Roofing's proposal to make roof repairs at the above mentioned address, at a cost of \$2,723.00.

Maintenance Proposal

Motion was made, seconded and unanimously carried to approve ABC Construction's proposals as follows:

- Replace wood beam in ground behind 814 Glenwood Terrace, at a cost of \$1,495.00
- Replace concrete drain behind 822 Glenwood Circle, at a cost of \$1,395.00

Maintenance Proposal for Pool Deck

Motion was made, seconded and unanimously carried to deny Sundek's proposal for the annual maintenance to the pool deck.

Proposal to Clean Restroom Floors

Motion was made, seconded and unanimously carried to deny Personal Touch Cleaning's proposal to perform the 2019 fall cleaning of the restroom floors.

Review of Proposed New Fine Schedule

Motion was made, seconded and unanimously carried to approve the new proposed fine schedule policy.

AB 2912 Disclosure Notice

Motion was made, seconded and unanimously carried to approve the AB 2912 disclosure notice regarding the transferring of funds effective January 2019.

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Insurance Endorsement

Motion was made, seconded and unanimously carried to approve State Farm Insurance's increase the coverage for officers, directors and the management company as required by AB 2912 in the amount of \$162.00.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:20 p.m.

ATTEST

Respectfully Submitted by Dona Goetz, Manager, StoneKastle Community Management.


APPROVED


Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of Glenwood Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held January 21, 2019 as approved by the Chairman of the Meeting.

Dated: 02-18-19


Secretary