

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 20, 2020
MINUTES**

NOTICE	With notice given and received, the meeting of the Board of Directors of Glenwood Association was held on July 20, 2020 at 10:00 a.m., at StoneKastle Community Management via Conference Call.
PRESENT	Virginia Luzi, President Jeannine DeMarks, Vice President Erin Ramachandran, Secretary Noriko Hong, Member at Large Ana Calva, StoneKastle Community Management, Inc.
ABSENT	Charley Lin, Treasurer
CALL TO ORDER	The meeting was called to order at 6:33 a.m. by Virginia Luzi, President.
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: Social Committee Clubhouse Pool Landscape Architectural Security Nominating Committee
CONSENT CALENDAR	Motion was made by Virginia Luzi, seconded by Jeannine DeMarks, and unanimously carried to approve the June 15, 2020 Regular Meeting Minutes. Motion was made by Virginia Luzi, seconded by Jeannine DeMarks and unanimously carried to ratify the approval for Personal Touch Janitorial to complete additional services for disinfecting and sanitizing 1 time per day, 7 days per week, at a cost of \$954.00 per month.
FINANCIAL STATEMENTS	Tabled.

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**OLD
BUSINESS**

Motion was made by Virginia Luzi, seconded by Erin Ramachandran and unanimously carried to approve to borrow \$2,862.00 from the reserve account to pay for the increased Janitorial Services due to COVID-19. The loan will be paid back to the reserves in 12 monthly installments of \$238.50 in Fiscal Year 2021.

**NEW
BUSINESS**

Ratify – Pool Heater Repair

Motion was made by Virginia Luzi, seconded by Erin Ramachandran and unanimously carried to ratify the approval to Doug Rommel's Pool Service for repair of the pool heater, replacement of the hot surface ignitor and flames sensor at a cost of \$350.00.

Ratify – Tyler Lighting

Motion was made by Virginia Luzi, seconded by Jeannine DeMarks and unanimously carried to ratify the approval to Tyler Lighting for repair of the LED fixture and mounting a post, at a cost of \$617.27.

672 Glenwood Drive

Motion was made by Virginia Luzi, seconded by Jeannine DeMarks and unanimously carried to approve Villa Park Landscapes proposal to install a 40-foot root barrier for the California pepper tree recently planted at the above address, at a cost not to exceed \$700.00.

July Walk Items

Motion was made by Virginia Luzi, seconded by Noriko Hong and unanimously carried to approve the July monthly walk punch list to install plant material, at a cost of \$35.00.

Annual Roof Maintenance Proposal

Motion was made by Virginia Luzi, seconded by Erin Ramachandran and unanimously carried to approve Antis Roofing's proposal option #3, roof maintenance and gutter cleaning, at a cost of \$10,710.00.

682 Glenwood Dr. – Tow Reimbursement Request

Motion was made by Virginia Luzi, seconded by Jeannine DeMarks and unanimously carried to deny the homeowner's request for tow reimbursement in the amount of \$532.00.

Pool and Restroom Facilities:

Motion was made by Virginia Luzi, seconded by Erin Ramachandran, to close the pool and restroom facilities September 30, 2020, and correspondingly discontinue on September 30, 2020, Personnel Touch daily cleaning and disinfecting services of the pool area and restrooms.

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**ARCHITECTURAL
REVIEW**

682 Glenwood Dr.

Motion was made by Virginia Luzi, seconded by Jeannine DeMarks and unanimously carried to approve the homeowners request to install a smart door lock as per their submitted specifications to the Architectural Committee which was approved.

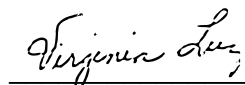
ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:06 pm.

ATTEST

Respectfully submitted by Ana Calva, StoneKastle Community Management, Inc.

APPROVED



Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the 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 July 20, 2020 approved by the Chairman of the Meeting.

Dated: 8/18/2020



Erin Ramachandran, Secretary