

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 17, 2020
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on August 17, 2020 at 6:30 pm, via Zoom meeting.

PRESENT Virginia Luzi, President
Jeannine DeMarks, Vice President
Noriko Hong, Member at Large
Erin Ramachandran, Secretary
Charley Lin, Treasurer

Ana Calva, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:33 p.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 Erin Ramachandran and unanimously carried to approve the July 20, 2020 Regular Meeting Minutes.

Motion was made by Virginia Luzi, seconded by Charley Lin and unanimously carried to ratify Doug Rommel's approval to repair the pool plumbing and heater diagnosis and attempt repair, at a cost of \$750.00.

FINANCIAL

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REPORT Motion was made by Charley Lin seconded by Virginia Luzi and unanimously carried to approve the June and July of 2020 financial statements subject to audit at the fiscal year end.

OLD BUSINESS 661 & 665 W. Glenwood Dr
Motion was made by Virginia Luzi, seconded by Charley Lin and unanimously carried to approve Villa Park Landscape's proposal to install downspouts and a drainpipe at the above noted addresses, at a cost of \$1,466.00.

NEW BUSINESS Draft Reserve Study
Motion was made by Charley Lin seconded by Virginia Luzi and unanimously carried to approve to contribute \$9,113.00 per month for a fully funded reserve.

Draft Budget
Motion was made by Charley Lin seconded by Virginia Luzi and unanimously carried to approve the draft budget prepared by Board Treasurer, Charley Lin in the amount of \$314,160.00

Pool Heater Proposals
The pool heater proposals were tabled pending more information from the vendors.

852 W. Glenwood Cir.
The Board reviewed the correspondence submitted by the owner of the above noted address reporting water stains on the ceiling of their home. The owner's insurance inspector found no leaking pipes that may have caused a leak in the ceiling. The Board directed Management to have Antis Roofing inspect this matter.

Tree Trimming Proposal
Motion was made by Virginia Luzi, seconded by Jeannine DeMarks and unanimously carried to approve Treeco's proposal to complete the annual tree trimming, at a total cost of \$25,535.00 and \$1,360 for additional work.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:03 p.m.

ATTEST Respectfully Submitted by Ana Calva, Manager, StoneKastle Community Management.

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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 August 17, 2020 Minutes of the Board of Directors Meeting held as approved by the Chairman of the Meeting.

Dated: _____

Secretary