

**GLENWOOD ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 25, 2021  
MINUTES**

**NOTICE** Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on May 25, 2021, at 7:00 pm, via Zoom meeting.

**PRESENT** Judy Flowers, President  
Erin Ramachandran, Vice President  
Helen Chang, Treasurer  
Noriko Hong, Secretary  
Marylea Todd, Member at Large  
  
Ana Calva, StoneKastle Community Management, Inc.

**CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Judy Flowers, 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.

**OWNERS PRESENT** Pat Middlebrooks & Christine Creel.

**COMMITTEE REPORTS** New items to be reviewed:  
  
Social  
Clubhouse  
Pool  
Landscape  
Architectural  
Nominating  
Security  
Nominating Committee Chair Appointment  
Motion was made by Judy Flowers, seconded by Helen Chang, and carried to appoint Rick Counterman as the Nominating Committee Chair. Motion carried unanimously.

**MINUTES** Motion was made by Judy Flowers, seconded by Erin Ramachandran, and unanimously carried to approve the April 27, 2021, Regular Meeting Minutes. Motion carried.

**GLENWOOD ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 25, 2021 - PAGE 2**

**FINANCIAL  
REVIEW**

Motion was made by Helen Chang, seconded by Judy Flowers and unanimously carried to approve all financials statements for the period ending April 30, 2021. Motion Carried.

Investments

Motion was made by Helen Chang and seconded by Marylea Todd and unanimously carried to approve to reinvest \$150k CD due to mature on June 3, 2121, in the Union Bank Investment account. Motion Carried.

**DELINQUENCY  
REVIEW**

The Board reviewed the April 30, 2021, delinquency Report.

The Board adjourned to Executive session for Lien approval discussion at 7:20 p.m. and reconvened the Regular session at 7:30 p.m.

Liens

Motion was made by Marylea Todd, seconded by Helen Chang, and unanimously carried to approve to Lien account APN# 281-121-25 = \$770.00. Motion carried.

**UNFINISHED  
BUSINESS**

Adoption of the Updated Glenwood's Parking Rules & Regs

Motion was made by Judy Flowers, seconded by Helen Chang, and unanimously carried to adopt the Updated Parking Rules and Regulations. Motion carried.

**NEW  
BUSINESS**

**ARCHITECTURAL**

669 Glenwood Dr.- Driveway Modification

Motion was made by Judy Flowers, seconded by Helen Chang, and unanimously carried to deny the architectural request to modify the driveway. The modification will cause drainage issues during the rainy season. Motion carried.

669 Glenwood Dr.- Fill planter with concrete

Motion was made by Judy Flowers, seconded by Helen Chang, and unanimously carried to deny the architectural request to fill front planter with concrete. The owner can resubmit the Architectural request and provide licensed contractor information with the proposal. Motion carried.

662 Glenwood Dr.-Reimbursement Request.

The Board reviewed the owner's request for reimbursement for a slab crack repair and cinder block cleaning, allegedly caused by a leaky sprinkler in the amount of \$3,950.00 and \$300.00. Motion was made by Erin Ramachandran and Seconded by Helen Chang and unanimously carried to deny the owner's request for reimbursement for \$3,950.00 and

GLENWOOD ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 25, 2021 - PAGE 3

\$300.00. Motion carried.

The Board instructed management to have Legal counsel prepare the response.

686 Glenwood Dr.- Tree Damage Claim

The Board thoroughly reviewed the owner's claim that an association tree is causing damage to the back patio tiles. Motion was made by Judy Flowers, seconded by Marylea Todd, and unanimously carried to deny the owner's claim. Motion Carried.

The Board instructed management to have Legal counsel prepare the response.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:49 p.m.

**ATTEST**

Respectfully Submitted by Ana Calva, 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 May 25, 2021, Minutes of the Board of Directors Meeting held as approved by the Chairman of the Meeting.

Dated: July 20, 2021

  
Noriko Hong, Secretary