

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 23, 2021
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on November 23, 2021, at 7:00 p.m., at Glenwood's Clubhouse.

PRESENT

Noriko Hong, Vice President
Helen Chang, Treasurer
Judy Flowers, Secretary
Rick Counterman, Member at Large

Ana Calva, StoneKastle Community Management, Inc

ABSENT

Virginia Luzi, President

**CALL TO
ORDER**

The meeting was called to order at 7:03 p.m. by Noriko Hong, Vice 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.

**HOMEOWNERS
PRESENT**

Sherlan Neblett, Christine Creel

**COMMITTEE
REPORTS**

Architectural
Social
Clubhouse
Pool
Landscape

Security - Rick Counterman, Chairman, reported that one car was cited and alerted about vehicle break ins in the community. Management will send an email blast to alert Glenwood Residents of these incidents.

MINUTES

Motion was made by Helen Chang, seconded by Noriko Hong and unanimously carried to approve the September 28, 2021 and October 26, 2021 regular meeting minutes.

FINANCIAL

Motion was made by Helen Chang, seconded by Noriko Hong and

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REVIEW unanimously carried to approve the financial statements for the period ending September 30, 2021 and October 31, 2021, subject to audit at the fiscal year end. Motion carried.

**DELINQUENCY
REVIEW** The Board reviewed the October 2021, delinquency Report.

ARCHITECTURAL N/A

**UNFINISHED
BUSINESS** Roofing Maintenance
Upon Board discussion of the date of the roofing maintenances scheduled to begin on December 02, 2021. Motion was made by Judy Flowers, seconded by Noriko Hong and unanimously carried to approve to reschedule the roofing maintenance after January 15, 2022.

**NEW
BUSINESS** Street Repairs
The Board discussed when to begin working on reviewing proposals for the street repairs. Upon discussion, the Board agreed to obtain proposals during the first quarter of the year. Management will schedule a vendor walk with the Board to discuss scope of work.

Trip Hazards
Management will schedule a vendor walk to identify the trip hazards throughout the community and obtain bids to repair them.

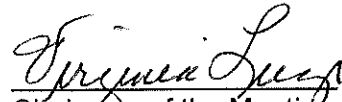
Reserve Study Presentation
Upon Board discussion, the board present agreed to invite the reserve study analyst to present the Reserve Study Report with the community when the next reserve study is ready to be reviewed and approved.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:00 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 November 23, 2021, Minutes of the Board of Directors Meeting held as approved by the Chairman of the Meeting.

Dated: Feb 22, 2022


Judy Flowers, Secretary