

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 26, 2022
MINUTES**

NOTICE	Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on July 26, 2022, at 7:00 p.m., at Glenwood's Clubhouse.
PRESENT	Virginia Luzi, President Noriko Hong, Vice President Judy Flowers, Secretary Rick Counterman, Member at Large Ana Calva, StoneKastle Community Management, Inc.
ABSENT	Helen Chang, Treasurer
CALL TO ORDER	The meeting was called to order at 7:00 p.m. by Virginia Luzi, President.
PLEDGE OF ALEGIANCE	The Pledge of Allegiance was recited to start the meeting.
OPEN FORUM	No homeowners were present.
COMMITTEE REPORTS	Architectural- No new items to report Clubhouse- No new items to report Landscape- No new items to report Social- No new items to report Security – No new items to report Nominating- No new items to report
CONSENT CALENDAR	<u>June 28, 2022, Regular Meeting Minutes</u> Motion was made by Virginia Luzi, seconded by, Judy Flowers, and unanimously carried to approve the June 28, 2022 regular meeting minutes with corrections. Motion carried 4/0

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FINANCIAL REVIEW June 30, 2022 Financial Statements
Tabled

DELINQUENCY REVIEW The Board reviewed the June 30, 2022, delinquency Report.

Liens: N/A

ARCHITECTURAL 801 Glenwood Circle – Window installation
Motion was made by Virginia Luzi, seconded by Judy Flowers and unanimously carried to approve the architectural approval request to install windows with the stipulation that there's no grille work on the windows and frames, the glass must be clear and windows facing the street are almond color. Motion carried 4/0.

668 Glenwood – Window Installation
Motion was made by Virginia Luzi, seconded by Rick Counterman and unanimously carried to approve the architectural approval request to install windows. Motion carried 4/0.

UNFINISHED BUSINESS NA

NEW BUSINESS Clubhouse Haul Away Estimates
Motion was made by Judy Flowers, seconded by Noriko Hong and unanimously carried to authorize Board President Virginia Luzi to make the final decision to select the vendor to haul away the clubhouse items. Motion carried 4/0.

Clubhouse Paint Proposals
Motion was made by Virginia Luzi, seconded by Noriko Hong, and unanimously carried to approve Nova Contractor's proposal to paint the clubhouse interior in the amount of \$5,830.00. Motion carried 4/0.

Landscape Contract Increase
Motion was made by Virginia Luzi, seconded by Noriko Hong, and unanimously carried to approve a 5% increase to the monthly landscape contract with Villa Park Landscape effective January 2023. Motion carried 4/0.

Fob System
Tabled until after the annual meeting.

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Clubhouse Paint Color Scheme review

Color scheme 3 will be used to paint the clubhouse interior.

Audit/Tax Proposals

Motion was made by Rick Counterman, seconded by Noriko Hong and unanimously carried to accept the proposal from Vanderpool for the 2022 Audit/Tax services in the amount of \$1,140.00. Motion Carried 4/0.

Reserve Study Presentation

The Board reviewed and discussed when to schedule the reserve study presentation by the reserve analyst. Presentation to be held in October, final date TBD.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:48 p.m.

ATTEST

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

APPROVED



Virginia Luzi, 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 July 26, 2022, Minutes of the Board of Directors Meeting held as approved by the Chairman of the Meeting.

Dated: 8-23-2022



Judy Flowers, Secretary