

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 23, 2022
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on August 23, 2022, at 7:00 p.m., at Glenwood's Clubhouse.

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

Ana Calva, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:02 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 July 26, 2022, Regular Meeting Minutes
Motion was made by Virginia Luzi, seconded by Rick Counterman, and unanimously carried to approve the July 26, 2022 regular meeting minutes as submitted. Motion carried 5/0

FINANCIAL REVIEW June 30 & July 31 2022 Financial Statements
Motion was made by Virginia Luzi, seconded by Judy Flowers and unanimously carried to approve the June 30, 2022 statements subject to audit. Motion carried 5/0.

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Motion was made by Virginia Luzi Seconded by Rick Counterman and unanimously carried to approve the July 31, 2022 financial statements subject to audit. Motion carried 5/0.

**DELINQUENCY
REVIEW**

The Board reviewed the July 31, 2022, delinquency Report.

Liens: N/A

ARCHITECTURAL N/A

**UNFINISHED
BUSINESS**

NA

**NEW
BUSINESS**

Annual Roofing Maintenance Proposal

Motion was made by Virginia Luzi, seconded by Judy Flowers and unanimously carried to approve Antis Roofing to perform the annual roof maintenance, gutter and downspout cleaning in the amount \$9,318.00. Motion carried 5/0.

Tree Trimming proposals

Motion was made by Virginia Luzi, seconded by Helen Chang, and unanimously carried to approve TreeCo's proposal GW081922-1 to trim 92 trees in the amount of \$23, 830,00. Motion carried 5/0.

Motion was made by Virginia Luzi, seconded by Judy Flowers and unanimously carried to approve Treeco's proposal GW081922-2 in the amount of \$900.00. Motion carried 5/0.

Draft Budget FYE 2022-2023

Motion was made by Virginia Luzi, seconded by Noriko Hong and unanimously carried to approve the 2022-2023 draft budget and increase the monthly dues to \$400.00 effective December 1, 2022. Motion carried 5/0.

Janitorial Contract Increase

Motion was made by Virginia Luzi, seconded by Judy Flowers, and unanimously carried to approve the \$228 annual increase to the

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contract with Personal Touch Janitorial effective January 2023.
Motion carried 5/0.

Workers Comp Insurance Audit

The association was reimbursed \$525.00. No Board action required.

Social Committee Suggestions

The Board reviewed the social committee correspondence with ideas for the upcoming annual meeting. Members of the Board will donate snacks and some door prizes.

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.

Homeowner Correspondence

The Board reviewed the email of the owner at 842 W. Glenwood Circle. The Board directed management to have Villa Park landscape rope odd the steps behind the unit so they are not used.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:08 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

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and correct copy of the August 23, 2022, Minutes of the Board of Directors Meeting held as approved by the Chairman of the Meeting.

Dated: 9-27-2022

Judy A. Flowers
Judy Flowers, Secretary