

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 24, 2023
GENERAL SESSION MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on January 24, 2023, at 7:00 p.m. at the on-site clubhouse.

PRESENT Virginia Luzi, President
Erin Ramachandran, Vice President
Judy Flowers, Secretary
Noriko Hong, Member at Large

**OTHERS
PRESENT** Nancy Blasco, CCAM, StoneKastle Community Management, Inc.

ABSENT Rick Counterman, Treasurer

CALL TO ORDER The meeting was called to order at 7:05PM by Virginia Luzi, Board President.

**EXECUTIVE
DISCLOSURE** Management disclosed an executive session was held on November 30, 2022, to discuss member discipline, collections, and approve two sets of minutes dated October 25, 2022, and November 12, 2022.

OPEN FORUM In accordance with State Statute, the homeowners present were given an opportunity to address the Board of Directors. The following items were presented:
No owners were present.

**COMMITTEE
REPORTS** None at this time.

MINUTES A motion was made, seconded, and unanimously carried to approve the general session minutes for November 30, 2022, as written.

A motion was made, seconded, and unanimously carried to table the general session minutes for January 10, 2023, pending correction to the attendees.

Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period(s) ending November 30, 2022, and December 31, 2022, subject to audit.

Draft Audit FYE 11/30/22

A motion was made, seconded, and unanimously carried to ACCEPT the draft audit and tax returns as presented for fiscal year-ended 11/30/22 prepared by VanDerPol and Company, CPA.

**GENERAL
BUSINESS**

Certified Manager Disclosure

The following information is provided in accordance with California Business and Professions Code §11502:

Nancy Blasco has met the requirements and qualifies as a certified common interest development manager. Certification was received from the California Association of Community Managers, Inc. (CACM), my certification is current and is in good standing. CACM's telephone number is (949) 916-2226 and is located at 23461 South Pointe Drive, Suite 200, Laguna Hills, CA 92653.

Discuss the Order of Business – Executive Session, General Session, Homeowner Forum

A motion was made, seconded, and unanimously carried to approve holding the Executive Session at 7:00 p.m. followed by the General Session and Homeowner forum at the conclusion of the General Business effective February 21, 2023.

Entry Monument Sign

Management requested proposals from Absolute Signs and Vasin Signs for the repair of the letter "d" and a proposal for the replacement of all letters. A motion was made, seconded, and unanimously carried to approve the proposal from Vasin Signs dated December 23, 2022, for the replacement of the letter "d" for \$436.80.

Tyler Lighting – Streetlight Status

Board President, Virginia Luzi advised the Board she spoke with Chuck Tyler of Tyler Lighting, and he stated it is very costly to replace the existing pole with like for like. The recommendation is to install a pole that Tyler has in their inventory and use the existing lamp head as well as place cement bumpers around the pole to avoid any additional damage. A motion was made, seconded, and unanimously carried to approve management obtaining a proposal from Tyler Lighting for his recommended solutions.

SiFi Networks Status

Management contacted David Cane again on January 18, 2023, requesting a status on the signed agreement. Correspondence was also sent to Travis Nelson advising the following areas also need to be fiber optic ready: Glenwood Clubhouse, Entry gate area and the Back gate area. 01/18/22 Travis advised the agreement has been filed with the clerk's office and will provide us a copy next week. Management

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has been requested to follow up with Travis in obtaining the Design Plan.

Gigabit Now – Status

The agreement was updated to include the following in exhibit A.

“1.2. These discounts will be available for a term of 1 year for all homeowners who sign up for service by August 31, 2023”.

Spectrum Cable Vault Lid - Status

Management has made several requests to have the lid replaced.

Villa Park Landscape Proposal

Remove and Dispose of Railroad Ties behind unit 842 W. Glenwood. A motion was made, seconded, and unanimously carried to approve the proposal from Villa Park Landscape dated December 3, 2022, for the removal and disposal of the terraced railroad tie steps behind 842 W. Glenwood for \$1,141.88 due to safety concerns.

Add new terraced Steps behind unit 842 W. Glenwood

Management requested proposals from 24 HRC, PCW and Humburg. After review and discussion, a motion was made, seconded, and unanimously carried to Deny all proposals due to budget constraints.

Pool Mastic and Deck Coating Status

Management sent requests to Alan Smith Pools, Aqua Pure Pool, TVD Construction, and Decorative Concrete Concepts. To date, Management received one (1) proposal presented by TVD Construction. A motion was made, seconded, and unanimously carried to table the proposal for further review pending receipt of an additional proposal.

Roof Maintenance and Gutter Cleaning Status

Management has followed up with Antis Roofing and was advised due to the excessive rains, roof repairs are taking priority over roof maintenance and gutter cleaning at this time. Furthermore, Management has been requested to obtain a proposal from Antis Roofing for the replacement of the flat roofs.

Maintenance Responsibility Checklist

David Cane provided Management with the updated Maintenance Responsibility Checklist which includes the following additions:

Unit Brick Pillars – Front and Back	Homeowner Responsibility
Chimney – Metal Flashings	Homeowner Responsibility
Patio Roofs	Homeowner Responsibility

Orange County Power Authority Discussion

A motion was made, seconded, and unanimously carried to approve


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"opting out" of the services offered by Orange County Power Authority and continuing to be serviced by Southern California Edison.


ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned to the Executive Session at 7:54 p.m.

SECRETARY'S CERTIFICATE

I, , duly Appointed and Acting Secretary of the Glenwood Association, do hereby certify the foregoing is a true and correct copy of the Minutes of the GENERAL SESSION of the Board of Directors held on the above date as approved by the Board of Directors of Glenwood Association.

ATTEST:


Appointed Secretary

2/28/2023
Date