

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 28, 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 March 28, 2023, at 7:45 p.m. at the on-site clubhouse.

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

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

ABSENT None

CALL TO ORDER The meeting was called to order at 7:45 PM by Virginia Luzi, Board President.

**EXECUTIVE
DISCLOSURE** Management disclosed an executive session was held on March 28, 2023, to discuss member discipline, legal, collections, and approve executive session minutes for February 28, 2023.

**COMMITTEE
REPORTS** None at this time.

MINUTES A motion was made, seconded, and carried to approve the general session minutes for February 28, 2023, as written.
Abstain: Noriko Hong

FINANCIALS Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the period(s) ending January 31, 2023, and February 28, 2023, subject to audit.

**GENERAL
BUSINESS** Entry Monument Sign Status
The Board approved a proposal from Vasin Signs for the replacement of the letter "d" in the entry monument sign. Management advised the Board the project is completed.

Tyler Lighting – Status
Damaged light pole and metal bumper guards mounted in concrete status. Board President, Virginia Luzi will reach out to Tyler Lighting for a status on the completion of the project.

Pool Mastic and Deck Coating Status

Management advised the Board we made contact with Bert Metcalf, owner of TVD and requested the workers' compensation certificate. Once the cert is received management will forward the contract to Virginia for signature. The project is scheduled to take place on April 10, 2023.

Seabreeze Patio Furniture Status

Management advised the Board Seabreeze stated the new patio tabletops were being powder coated and would be installed the week of April 3rd if not sooner.

Amplex Proposal for Various Items - Status

Management advised the Board Amplex will begin the approved projects as soon as the weather cooperates.

Insurance Renewal Discussion

Management spoke with Rhonda Shader, State Farm Agent regarding the upcoming insurance renewal for the State Farm Policies. Rhonda advised the Association had a physical inspection done in 2012 and coverage was based off of costs in 2012. In order to be properly insured for the upcoming policy year, a physical inspection needs to be performed again.

State Farm is giving the Board the option to hold off on the physical inspection for this policy year and perform it next year if the budget does not allow for the anticipated increase in premium.

The Board reviewed the renewal policies using the 2012 numbers.

Policy Number: 92-06-1132-3
Residential Community Association Policy
Premium: \$25,713.00

Policy Number: 92-LM-4497-7
Commercial Liability Umbrella Policy
Premium: \$612.00

Earthquake – Not available until 04/18/23

After review and discussion, a motion was made, seconded, and unanimously carried to approve the following renewal policies:

Policy Number: 92-06-1132-3
Residential Community Association Policy
Premium: \$25,713.00

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MARCH 28, 2023 - PAGE 3**

Policy Number: 92-LM-4497-7
Commercial Liability Umbrella Policy
Premium: \$612.00

Discuss Workout Room Recommendations

The Board discussed the desire to purchase an elliptical machine, stationary bike, and treadmill for the workout room. Erin will research available products and pricing, which will be presented to the Board at the next meeting for consideration.

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:

Placing a memorial bench in the common area in honor of Christine Creel who was a dedicated member of the social and landscape committee for many years.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:00 p.m.

SECRETARY'S CERTIFICATE

I, Judy Flowers, 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:

Judy Flowers
Appointed Secretary

4-25-2023

Date