

**GLENWOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
September 13, 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 September 13, 2023, at 7:11 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 7:11 p.m. by Virginia Luzi, Board President.

EXECUTIVE DISCLOSURE Management disclosed an executive session was held on September 13, 2023, to discuss member discipline, contracts, legal, collections, and approve executive session minutes for July 26, 2023.

COMMITTEE REPORTS None at this time.

CONSENT CALENDAR
07/25/23 General Session Minutes
A motion was made, seconded, and unanimously carried to approve the general session minutes for July 25, 2023, as written.

Financial Statements
A motion was made, seconded, and unanimously carried to accept the Financial Statements for the periods ending July 31, 2023, and August 31, 2023, subject to audit.

Personal Touch Increase Notice
A motion was made, seconded, and unanimously carried to accept the \$154.00 annual contract increase from Personal Touch.

Liens
N/A

GENERAL BUSINESS
Audit & Tax Return Proposals
The Board reviewed two proposals for Audit and Taxes.
A motion was made, seconded, and unanimously approved carried to

approve the proposal from Vanderpol & Associates for \$1,225.00 to be paid from GL#5810 (Audit and Tax Returns).

J.P. Roofing - Ratify the approval of the proposal for flat roof replacement (14 garages) for \$137,494.00 to be paid from Reserves.

A motion was made, seconded, and unanimously approved carried to ratify the approval of the proposal from J.P. Roofing for flat roof replacement for \$137,494.00.

Builders Surplus Cabinet and Flooring Options for Clubhouse Re-Model
The Board discussed the clubhouse remodeling flooring and cabinet options. A motion was made, seconded, and unanimously carried to approve proceeding with cabinets from Builder Surplus and flooring from Floor and Décor. StoneKastle Maintenance will coordinate with Virginia Luzi.

Entry Sign Discussion/Proposals - Vasin Signs All new letters \$2,982.38

A motion was made, seconded, and unanimously carried to deny the proposal from Vasin Signs as the previous sign vendor will make the sign alterations at no cost to the association.

Villa Park Landscape – Proposal – Install (1) 5-gallon Rhapsiolepis “springtime” to screen new post.

A motion was made, seconded, and unanimously carried to approve the proposal from Villa Park Landscape to install (1) 5-gallon Rhapsiolepis “springtime” to screen new post.

TreeCo Arborist Maintenance Services Proposal

A motion was made, seconded, and unanimously carried to ratify the approval of the proposal from TreeCo Arborist Maintenance Services to crown and thin 100 trees for \$24,175.00 as well as perform additional work to include crown and thin 4 additional trees for \$2,180.00.

Annual Meeting Discussion – September 26, 2023

The Board discussed the annual meeting sequence of events. Set up is scheduled to start at 6:00 p.m. with the meeting starting at 7:00 p.m.

Review and Approve Budget for FY 2024

A motion was made, seconded, and carried to approve a budget for FY 2024 with an increase in assessments of \$20.00 from \$400.00 to \$420.00 per month per unit effective December 1, 2023.

Deny: Erin Ramachandran

Review and Approve Reserve Study

A motion was made, seconded, and unanimously carried to approve the update reserve study dated August 24, 2023, prepared by Association Reserves with reserves funded at 48.8%.

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Reallocation of Interest Reserves.

A motion was made, seconded, and unanimously carried to approve the reallocation of interest reserves in the amount of \$4,063.29. Reallocate \$1,000.00 to GL 2510 Lighting/Electrical since it has a negative balance and the remaining to GL 2610 Streets/Asphalt.

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: Landscapers blowing debris in garages.
Motorcycles blocking walkways.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:40 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

10/24/2023
Date