

**GLENWOOD ASSOCIATION
GENERAL SESSION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2024
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on January 23, 2024, at Glenwood's Clubhouse.

PRESENT Virginia Luzi, President
Erin Ramachandran, Vice President (Via Teleconference)
Rick Counterman, Treasurer
Judy Flowers, Secretary
William Morales, Member at Large

Nancy Blasco, CCAM, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:10 p.m. by Virginia Luzi, President.

COMMITTEE REPORTS Architectural Committee –

CONSENT CALENDAR A motion was made, seconded, and unanimously carried to approve the following items on the consent calendar:

09/26/23 General Session Meeting Minutes
10/24/23 General Session Meeting Minutes
10/31/23 Financial Statement
11/30/23 Financial Statement
12/31/23 Financial Statement

GENERAL BUSINESS

Villa Park Landscape Proposals

1. November Walk
Upgrade 805 Glenwood Terrace – Install 15 - 1 gallon Lantana \$187.50
Pool Planter along the Drive – Install 21 feet of Black Diamond Board
And 12 -1 gallon lantana - \$635.00
2. 800 Glenwood Terrace – Install 6 – 1 gallon Ivy Geraniums - \$90.00
3. December Walk
Front entry at Malvern – remove 1 hop seed bush – install 4 15-gallon raphiolepis trees - \$540.00
Management has been requested to code the \$540.00 to reserve GL 6470 Landscape / Irrigation.

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Cane & Harkins, LLP – Retainer Renewal - \$1,200.00

A motion was made, seconded, and unanimously carried to approve the retainer renewal presented by Cane & Harkins, LLP for \$1,200.00

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.

Draft Audit FYE 11/31/23

Management followed up with Vanderpol and was advised they are still working on it.

Streets/Asphalt Full Replacement Proposals

Management sent request for proposal to:

National Paving

Ben's Asphalt

AMS Paving

The Board requested Management send a request to J.B. Bostic and set up a job walk with all vendors.

Clubhouse Re-Model

The Board reviewed the estimate prepared by StoneKastle Maintenance to perform the following: Install new flooring, baseboards, cabinets, and countertops.

A motion was made, seconded, and unanimously carried to approve the proposal for the labor for \$12,000.00 plus the cost of materials.

**OPEN
FORUM**

Homeowners present were given the opportunity to address the Board. Water pooling on new roof, pool heat on April 1, 2024

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:56 p.m.

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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

2/27/2024
Date