

**GLENWOOD ASSOCIATION
GENERAL SESSION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 26, 2024
MINUTES**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on November 26, 2024, at Glenwood's Clubhouse.

PRESENT Virginia Luzi, President
Rick Counterman, Treasurer
Judy Flowers, Secretary
Maria Martinez, Member at Large

ABSENT Vacant, Vice President

**OTHERS
PRESENT** Nancy Blasco, CCAM, StoneKastle Community Management, Inc.
See Sign In Sheet

**CALL TO
ORDER** The meeting was called to order at 6:33 p.m.

**COMMITTEE
REPORTS** Architectural Committee – F/U on Virginia's approval letter
Landscape Committee – F/U on the trees between Judy and Emma's home.
Security Committee – No items to report.
Social Committee – Halloween Party was a wonderful event.
Clubhouse Committee – No items to report.

**CONSENT
CALENDAR** A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:

10/22/24 – 2nd Adjourned Annual Membership Meeting and Election Minutes

A motion was made, seconded, and unanimously carried to approve the 2nd Adjourned Annual Membership Meeting and Election minutes dated 10/22/24 as written.

10/22/24 - General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to approve the General Session Meeting minutes dated 10/22/24 as written.

October 31, 2024 Financial Statement

A motion was made, seconded, and unanimously carried to approve the 10/31/24 Financial Statement subject to audit. Furthermore, a motion was made, seconded, and unanimously carried to reinvest

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the JP Goldman Sachs CD maturing on December 12, 2024 for \$200,000.00 at the best available rate for a term of twelve (12) months.

**GENERAL
BUSINESS**

ProTec Building Services – Gutter Repair Proposal

A motion was made, seconded, and unanimously carried to deny the proposal as the owner of 678 Glenwood Drive completed the needed repairs.

Amended Pavement Improvement Proposals

A motion was made, seconded, and unanimously carried to approve the amended contract amount for proposal MG240301R1 from National Paving for \$59,140.00.

Villa Park Proposal- 818 Glenwood Terrace – Upgrades - \$162.50

A motion was made, seconded, and unanimously carried to approve the proposal from Villa Park Landscape for upgrades at 818 Glenwood Terrace for \$162.50.

**APPOINT
INSPECTOR
OF ELECTION**

A motion was made, seconded, and unanimously carried to approve the appointment of Phil DeMarks as the alternate inspector of election as Keith Ramachandra is ill and cannot perform his duties at the second adjourned annual membership meeting and election.

**OPEN
FORUM**

Homeowners present were given the opportunity to address the Board. The following items were discussed:
Nail on Judy's roof

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:43 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 A. Flowers
Appointed Secretary

1/28/2025
Date