

GIEN RIDGE SQUARE CONDOMINIUMS HOA
BOARD MEETING MINUTES
10-19-21
Conference Call

1. **Call to Order:** 6:30 pm Meeting called to order by Forrest. Present were Board members, Lisa LaGarde, Bettie Roney, and Forrest Scruggs of Realty One.
2. **Minutes:** The Minutes from the meeting on July 20, 2021 were approved, motion by Lisa, second by Bettie, all in favor.
3. **Property Management/Financials:**
The financials were reviewed by Forrest. Monthly funding will continue to be transferred from operating each month. The 2022 Budget was approved, motion by Lisa, second by Bettie, all in favor.
4. **Open Issues:** Asphalt repairs bids were received. Rose Asphalt has presented the lowest bid for just pot hole repair. This has been approved and scheduled.
5. **New Business:** Gutters should be checked after the leaves fall.

Because of other commitments, Bettie Roney is resigning from the Board. The Annual Meeting will be in January and two more volunteers are needed for a total of three directors. In the meantime, Lisa LaGarde is asking for volunteers to at least fill the position vacated by Bettie.

It was noted the landscape company as their first year maintaining the lawn was doing an excellent job. They will also be doing the snow removal at 4 inches in the drives and 2 inches on the sidewalks.

Meeting Adjourned: 6:47 pm, motion by Bettie, second by Lisa.

GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES
Tuesday, July 20, 2021, 7:00 pm
Conference Call

1. **Call to Order:** 7:06 pm, Board members, Lisa Legarde, Bettie Roney and Forrest Scruggs of Realty One. Bettie's husband passed away and therefore Bettie will not continue on the Board.
 2. **Minutes:** Minutes from January 19, 2021 Board Meeting after the Annual Meeting were approved, motion by Bettie, second by Lisa.
 3. **Homeowners Forum:** Two homeowners present.
 4. **Property Management Report:**
 - Financial Report – Forrest Scruggs reviewed the financials including the Reserve Account and reported the second quarter 2021 expenses were basically normal.
 5. **Open Issues:**

The pool card system seems to be working alright now. Lisa and Bob have been handing those out as needed and keeping track of the names. Neptune pool is still servicing the pool. If they haven't done so, they need to check a leak in the pump room.
 6. **New Business:**

The gutters just got cleaned by Ableman Gutters. Pro Tech Painting will be doing staircase painting again this year and Forrest will check the rotation of buildings.

Pot hole repair needs to be done as it was not done last year during the Pandemic year.

USG needs to pay more attention to weeds growing in the sidewalk and blowing grass clippings on to the sidewalk.
- Meeting Adjourned:** 7:40 pm, motion by Bettie, second by Lisa.

GIEN RIDGE SQUARE CONDOMINIUMS HOA
ANNUAL MEETING MINUTES
1-19-21
Conference Call

- 1. Call to Order:** 6:03 pm Meeting called to order by Elliott Smith. Present were Board members, Lisa LeGarde, Bettie Ronie, and Forrest Scruggs of Realty One. There were seven members on the call and a total of 8 proxies. A quorum was established.
- 2. Minutes:** The Minutes from the meeting on January 18, 2020 were approved, motion by Elliot, second by Bettie, all in favor.
- 3. Property Management/Financials:**
The financials were reviewed by Forrest. The dues aren't being increased this year but Reserves are relatively low. Monthly funding will continue to be transferred from operating each month. The 2021 Budget was approved, motion by Elliot, second by Bettie, all in favor.
- 4. Open Issues:** Trimming bushes is still an issue of not getting done regularly. USG Landscape will be the lawn company this year and trimming needs to be verified for twice a season.

The tall Cottonwood in front of 6950 needs to be trimmed.

- 5. New Business:** Garage door replacement has been brought up again and they are homeowner responsibility but should be replaced by similar patterns. Owners can try to get a deal from garage door companies together with other neighbors replacing their doors. There is a garage door at 6920 that needs to be painted to match the standard color.

There are a few pot holes that should be repaired in the spring. Staircase painting will again be scheduled on some of the units this year.

As for Elections, Elliot is resigning after serving on the Board for three years due to work related obligations. Volunteers were solicited from the floor but none came forward except Fernando in 6970 A. He indicated after checking his future work schedule he would be interested. For now, Lisa LeGarde will be the management company contact.

- 5. Meeting Adjourned:** 8:18 pm, motion by Bettie, second by Lisa.

**GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES**

**Tuesday, January 19, 2021, 7:00 pm
Conference Call**

- 1. Call to Order:** 8:00 pm, Board members Lisa LaGarde, Bettie Roney and Forrest Scruggs of Realty One. Elliot Smith's term has expired.
- 2. Minutes:** Minutes from October, 2020 were approved, motion by Bettie, second by Lisa.
- 3. Homeowners Forum:** None
One person(6970 A) stayed on the conference from the Annual Meeting.
- 4. Property Management Report:**
Reports were given at the Annual Meeting just concluded.
- 5. Open Issues:**
- 6. New Business:** Looking for a new Board member.
- 7. Meeting Adjourned:** 8:15 pm