

**GLEN RIDGE SQUARE HOA
BOARD OF DIRECTORS MEETING
PEARL MACK REC. CENTER
MINUTES
JULY 19, 2017**

Call To Order: The meeting was called to order by John Steinmeyer, Board president at 6:30 p.m. Present were Board members Bettie Roney, Lisa Legarde, Kevin Card, Harry Stahla, and Forrest Scruggs of Realty One was present.

Minutes: No Minutes recorded for April 2017 as there was no meeting

Financial Statements: John reviewed the financials and discussed the status of the operating and reserve accounts.

Old Business:

Reserve Fund:

Five balconies and stairs were re-stained by Pro Tech for \$4,375. Next year the remaining five will be stained.

Expense:

The solar panels have been removed at 6920 A and all damage has been repaired. To date, \$3,209 is the cost of this removal with further legal expenses expected. Collections will be a problem for sure. The unit is now for sale so our lien should be paid soon. Actually, the unit just sold and the balance was paid. Expenses spent from operating should be put into Reserves.

New Business:

Reserve Fund:

Painting of the hail damaged units is being reviewed by John and Pro Tech.

Expense:

The installation of a window AC was approved for 6920 B.

Lisa had a question about her hail damage on the window trim at 6950 C if the HOA would be responsible.

6905 C remains as the only significant past due on the Balance Summary, primarily in legal fees and late fees. Our attorneys have offered a settlement but have had no response.

Regarding the legal case on 6925-A, nothing new at this time.

6910 A just sold and the HOA may have to put in a de-humidifier and vapor barrier per sellers inspector.

Pro Tech was to give a bid on hail damaged trim.

Adjournment: Motion by Bettie, second by Lisa, for adjournment at 7:00 p.m.

GLENRIDGE HOMEOWNERS ASSOCIATION

ANNUAL MEETING

January 18, 2017, 7:00pm

Scott Carpenter School

1. Call to Order: Meeting was called to order by John Steinmeyer at 7:05 p.m. Also in attendance were Board Members, Harry Stahla, Kevin Card, and Bettie Roney. Dawna from the management company, Realty One, was present.

2. Quorum: A quorum was established with 16 homeowners present and 3 proxies.

3. Minutes: Minutes of January 20, 2016 Annual Meeting were approved, motion by Bettie, second by Harry, all in favor.

4. President's Report: John presented his president and financial report. The president's report is attached to the Agenda.

5. Elections: Harry Stahla's term was up this year, Ballots were cast and Harry was elected to the Board for another term.

6. Homeowners Forum: A question was raised by Eva Gomez about terms of President. Discussion was had and John reported that a person can be re-elected for 3 year term. Eva Gomez asked if she could get salt for ice. Board advised her that all areas in the RFP were being salted under the contract. Board advised if an Owner spread too much salt on the concrete and damaged it, the repair would be assessed to Owner. Eva Gomez use abusive language towards John and was asked to leave the meeting.

John provided information on the Jacqueline Conrad removal of boxes from garage, wet sheetrock & mold. He asked for questions, no questions.

Stairs replaced in Unit D. Discussion was had on reserve, including increasing assessments in order to continue repairs and painting on a 5 unit cycle each year.

Discussion was had on tree trimming. John will ask Metco in the Spring to give a price on trimming trees.

Discussion was had on pool. Some Owners are not happy with current pool cleaner contractor, John will contact him and see if he can do a better job or in the alternative, find a new pool contractor.

Discussion was had on painting the buildings. John advised there is not enough funds in the Reserve to cover the cost. He will contact Pro-Tech to get a cost on power washing without too much abrasive water pressure.

7. Meeting adjourned: 7:50 pm

GLENRIDGE SQUARE CONDOMINIUM ASSOCIATION
Board Meeting Minutes
Oct. 19, 2016
SCOTT CARPENTER SCHOOL, 7:00 PM

Call to Order: 10-19-16

Guests: Bob Wilson

Minutes: Approval of July, 2016 Board Meeting Minutes/ S/b in packet – Harry, Bettie

Financial Statement:

* Review of R-O supplied financial package.

Discuss status of operating and reserve funds. (See Below)

Old Business:

Reserve Fund:

We only received one bid for repair of the stairs and balconies on nine (9) of the buildings. Offer a brief review of the bid for information. PGC Construction bid \$23,561 originally for the work, but review and additional study has reduced that figure to \$17,527. The D unit at 6970 Navajo was apparently rebuilt in 2001 and does not have problems like the others. 6975-D is being done under warranty as PGC has offered. With Change Orders, the total cost was \$18,292.00. \$1,400 for painting 5 stairs every 2 years.

Since our Reserve Fund only had \$33,621 with \$2900 due in the coming months, an increase of \$20 in the monthly assessment will be required in 2017. Discuss 2017 budget. This will increase the R.F. monthly income to \$2000.

Resodding of the areas where trees were removed last year has now been completed. Improvements in irrigation of the grass was needed and has been done, but may not be complete throughout the property.

Tree replacement should be decided. John will not be available to water any new trees. Recommend no trees this year, but a replacement for the maple in front of 6995-A may be done next spring. John can water that tree by using a hose. Discuss in January, 2017

Expense:

*The solar panels have been removed at 6920-A and all damage has been repaired. To date, \$3,209 is the cost of this removal with further legal expense expected. Collection will be a problem for sure. Forrest to report on action to date.

New Business:

Reserve Fund:

Painting as needed on all balconies & stairs is still required as PGC only painted the new wood they installed. It has become obvious that a four year cycle to repaint these exterior items does not offer adequate weather protection. We will now paint five units every other year for better protection.

Expense:

Approval of the installation of evap. coolers on exterior walls will no longer be allowed as the water supply can only be routed on these walls, which is not acceptable. Roof installations will be allowed however when properly done.

*Due to discrepancies in the monthly financials this past year, R-O will have our CPA audit 2016 at no cost to the HOA. A \$50 increase in R-O's fee has been budgeted for 2017

*R-O to report status of delinquencies as of 10/14/16

*R-O to report on collection action. Discuss status of 6925-A and 6905-C.

Question about closing 2/working capital coupons - transfer to owner. Could we prepare an info sheet for closing.

Adjourn: Lisa Motioned, Harry Seconded

**GLEN RIDGE SQUARE HOA
BOARD OF DIRECTORS MEETING
PEARL MACK REC. CENTER
MINUTES
JULY 20, 2016**

Call To Order: The meeting was called to order by John Steinmeyer, Board president at 6:35 p.m. Present were Board members Bettie Roney, Lisa Legarde, Kevin Card, Harry Stahla, and Forrest Scruggs of Realty One.

Guests: Candace Werth, attorney, for Jacqueline Conrad (6925A), and JoLynne Conrad, sister to Jacqueline. Candace requested to read her letter and was allowed by John. (Letter attached)

John summarized that 6925 B had reported water in their garage and upon contact with Ms. Conrad, she could not find the key to her garage where the leak appeared to be from the above "D" unit. It was discovered after calling a lock & key company to re-key and open, the garage was full of boxes up to the ceiling. The upstairs owner was contacted but couldn't find a leak. When the leak seemed to continue after about a week as noticed from the "B" unit, John asked Realty One to call someone to remove boxes so as to get to the back of the garage to cut out the ceiling for inspection. This was done after all the boxes were removed per John's instruction. A leak was then discovered from the bathroom of the upper unit which was then repaired by the owner.

John pointed out to Candace that they seemed to be asking the GRS HOA to take more responsibility for Ms. Conrad than her family was willing to offer. In a somewhat similar situation, John cared for his sister in Illinois who was suffering from Alzheimer's disease by phone and check for a year. It was also noted that we were never advised that care was needed.

Minutes: The Minutes from April 20, 2016 were approved, motion by Harry, second by Bettie, all in favor. Candace and her guest stayed through half of the meeting and then left.

Financial Reports: John reported on the financials and expenses were in line with the budget. Reserves were being funded as per the budget.

Old Business:

Reserve Fund:

John summarized the need for stairs and decks repairs. There are nine decks that need repairs and repair bids are being solicited. We have received only one bid to date. This will be a costly charge and paid for out of Reserves. PG Construction had bid \$23,561 originally but with additional review, reduced to \$17,527. The D unit at 6970 was rebuilt in 2001 and does not have problems like the others. 6975 D is being done under warranty by PG. Since the Reserves has only \$33,621 with only \$2,900 being added over the next two months, a special assessment may be needed to partially cover this major expense. It was suggested by John \$100 month over three months may not be too difficult for the owners. John asked the board members to think about an alternate amount and method

for collection. The motion for approval was by Harry, second by Lisa, all approved. The implementation of this plan to start over the next few months.

Re-sodding the area where the trees were removed was completed last month. New irrigation was also needed in that area and was completed but more may be needed in other areas. No tree replacement was decided for this year, as John will not be available for watering.

Expense:

The solar panels have been removed at 6920 A and all damage has been repaired. To date, \$3,209 is the cost of this removal with further legal expense expected. Collection will be a problem for sure. Forrest reported he has not had any personal contact with this owner.

New Business:

Reserve Fund:

Painting of all three yellow units were completed.

Expense:

Approval of the installation of the evaporative cooler at 6955 D was completed after review of the contractor's specifications.

Adjournment: Motion by Harry, second by Bettie with all in favor, to adjourn at 7:47 p.m.

Approved As

Submitted:

Date:

Lisa LeGarde