

GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES
Wednesday, October 7, 2020
Conference Call

- 1. Call to Order:** 7:13 pm, Board members Elliot Smith, Lisa Legarde and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from April 15, 2020 were approved, motion by Elliot, second by Lisa.
- 3. Homeowners Forum:** None
- 4. Property Management Report:**
 - Financial Report – Forrest Scruggs reviewed the financials including the Reserve Account and reported the second quarter of 2020 expenses were basically normal.
- 5. Open Issues:**
 - a.** 6995 Mariposa still has an exterior stone on the siding that needs replaced, Bob Wilson found the stone in a section that will need cut to fit. It is in the pool storage and a concrete man will have to be called to put it up.
 - b.** Elliot asked about the contract with Waste Connections.

New Business:

The pot holes will have to wait until spring.
Elliot approved gutter guards at the 6970 A building.

Meeting Adjourned: 7:45 pm

GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES
Wednesday, July 15, 2020, 7:00 pm
Conference Call

- 1. Call to Order:** 7:02 pm, Board members Elliot Smith, Bettie Roney, Lisa LeGarde, and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from April 15, 2020 were approved, motion by Bettie, second by Elliot.
- 3. Homeowners Forum:** None

4. Property Management Report:

- Financial Report – Forrest Scruggs reviewed the financials including the Reserve Account and reported the second quarter of 2020 expenses were basically normal.

5. Open Issues:

The bush trimming has not yet been done.
Per Elliot, five garage doors have been replaced. 6920 B needs painted.
Bob Wilson suggested installing flexible downspout extensions that are needed in several locations and he will purchase then get reimbursed.
6995 B has a sprinkler valve without a cover.
Security lighting not bright enough in middle of alley.
There's a need for additional rock in the rock beds. Bob can get granite rock for free but will bid on the labor.

6. New Business:

There's a couple of asphalt repairs needed at the north end.
6950 D, 6990 D, 6975 D needs stair repairs.
6950 Cottonwood still needs trimming.

Meeting Adjourned: 8:06 pm

GLENRIDGE SQUARE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES
Wednesday, April 15, 2020, 6:00 pm
Conference Call

- 1. Call to Order:** 6:06 pm, Board members Elliot Smith, Bettie Roney and Forrest Scruggs of Realty One.
- 2. Minutes:** Minutes from October 16, 2019 were approved, motion by Bettie, second by Elliot.
- 3. Homeowners Forum:** None

4. Property Management Report:

- Financial Report – Forrest Scruggs reviewed the financials including the Reserve Account and reported the first quarter of 2020 expenses were basically normal.

5. Open Issues:

The pool card reader has not yet been programmed. Since the pool will not be open this summer to the corona virus, it was determined to see if it could be returned to the vendor. If not, then okay to go ahead with the programming.

The new trash company, Waste Connections, seems to be a little hit and miss with picking up the trash. The scheduled days are Monday, Wednesday, Friday and Saturday.

6995 Mariposa still has an exterior stone on the siding that needs replaced, Forrest said the maintenance man has it on his list.

New Business:

Metco Landscape, the new lawn care company, will be starting their spring cleanup this week.

Elliot has been walking around and making a list on unauthorized security cameras put up on common area outside walls. Letters will have to be sent to have them removed, they only can be installed inside their windows.

Meeting Adjourned: 6:30 pm

GLEN RIDGE SQUARE HOA
Annual Meeting
Minutes
Great Scott's Eatery
January 18, 2020

1. Call to Order: Meeting was called to order by Elliot Smith at 7:01 p.m. Also in attendance were Board Members, Lisa Legarde, and Bettie Roney. Forrest Scruggs from the management company, Realty One, was also present.

2. Quorum: A quorum was established with the fourteen homeowners present and five proxies.

3. Minutes: Minutes of January 16, 2019 Annual Meeting were approved, motion by Bettie, second by Elliot, all in favor.

4. Property Management Report: Forrest presented the financial reports. The 2020 Budget was approved with a \$10 monthly dues increase. Forrest pointed out this past year the major expenses such as snow removal, foundation repairs, and sewer line replacement were the main reason for increasing the dues.

Pro Tech Painting will be painting/repairing six staircases this summer.

5. Homeowners Forum: A question was raised about the dumpsters being used by un-authorized people. Forrest suggested anyone sees this dumping to try and get a licence plate number so that it can be reported. The Board is contemplating putting up video cameras. There's a street light at 6910 that Xcel should replace the flickering bulb. Not picking up after their dogs is still a problem in some areas. If known, they should be reported to the management company.

6. Open Issues: 6920 foundation needs to be checked for sinking.
The tree at 6950 needs major trimming or the entire tree removed.
Elliot will order a couple of two light sets of solar for the around the pool and volley ball area.
In regards to the pool, a new card reader system should be in place by the opening and cards will be sent to the homeowners.

The current Board of Directors will remain for 2020 as there were no other volunteers.

7. Meeting adjourned: 8:05 pm