

Glyndon Trace I Condominiums
Board of Directors Meeting
July 16, 2014

- I. Call to Order- Meeting started @ 6:36pm
- II. Establishment of quorum- members in attendance:
 - T.J. Bryan- President, Jeanette McDaniel- Secretary,
 - Steve Meconi-Vice- President, Bill Kalbfleisch-Treasurer
 - Absent- Debbie Caplan- Member at large
 - Guests – Craig and Odi-Roof Right Roof Inspectors
- III. Roof Report given by Roof Right. There is no charge for gutter cleaning. The company would charge less than the usual fee of \$350 per roof.
 - Our community cleans gutters twice a year in the tree lined areas. Full community just after Thanksgiving.
 - Odi's opinion of condition of roofs is that they are in good shape. There are two properties that have leaks-221 TC and 336 LH
 - Total Cost for the community is \$27,665 if roofs repaired in different phases.
 - If the association does all the homes at the same time, then the cost drops to \$15,195.
 - If the association decides to move forward, these costs would be paid from the operating fund and not the reserve fund. There is no warranty on repairs.
 - Roof Right's schedule is 3-4 weeks ahead of time.
 - Mordy asked about roof maintenance on an ongoing basis. We can call Odi directly. The company is 15 minutes away. A service person could come by for urgent issues the same day.
- IV. Minutes of June Meeting approved.
- V. Property Manager Report- Asphalt repair has started. 1st phase July 10th. 2nd phase--seal coating--
 - July 30th --August 1st. Additional repairs were noted for 138, 213 and 215 TC. Residents at 129 and 131 TC have raised issue of how they are to access main street. Their yards are surrounded by driveway.
 - 214 TC still has not arranged for completion of interior repairs tied to roof problems. Board will send letter to resident notifying that there will be a time limit imposed after which repairs will not be completed.
 - Proposal about power washing mailboxes and staining would cost about \$40/mail box. No price yet for power washing the siding.
 - There was concrete concern from 304 TC. 207 TC had a pop-up cap damaged.

Discussion about handling of unwanted wildlife (e.g., snakes)---owner's responsibility.

VI. President's report—Need to think about budget for 2015. Need to look for nominees as two positions will become vacant at the end of the year.

VII. Treasurer's report-

June financials

Income: \$21,216 - Expenses: \$19,761 - Variance: \$1,455 - YTD: (\$34,336)

Key Expenses: 1. Landscape Contract.... \$3,412
2. Repair / Main't
- Roof Right Inspection \$1,450
- 47 Glyndon Trace repairs .. \$747

Operating Account at \$83,397 (Net \$33,980)
Liabilities\$49,417

Reserves at \$317,733

VIII. ARC report- Steve will walk through community again and send out 1st notices.

Old Business

Maps—Bill was at Master Board Meeting. GTII and Master Board do not want to address a new map or division of property responsibilities.

Meeting was adjourned at 8:27pm.

Next meeting of GTI board will be on Wednesday, August 20.