

Glyndon Trace 1 Minutes  
September 21, 2015

In Attendance: Mordy Weimer, Bill Kalbfleisch, Steve Meconi, Frank Rosenthal, Debbie Caplan Meeting called to order at 6:38 p.m.

Meeting with representatives from Cowman regarding the scrapes on the driveways -- The scrapes were caused by chains used during snow removal. They have used chains off and on since 2007. The new topcoat on the driveways is not immune to scrapes during snow removal. They recommended to only make sure to fill in cracks with tar and not use sealcoating. The board decided to leave the driveways alone at this time.

The Cowman contract is up for renewal.

They have asked the board to reaffirm how we want to deal with when they plow and when they don't based on how many inches of snow are predicted. They requested that our gates be left open when snow is predicted. They also pointed out that the large SUVs parked in the street when on the first turn onto Teapot Court are a problem when trying to move snow in that area.

We requested that they change their billing so the Master Board is billed for open space sidewalks. We have inappropriately been covering those charges.

Meeting with representative from Roof Rite -- We have received a proposal for gutter/downspout cleaning from Roof Rite. The proposal for a onetime cleaning of all 72 villas is \$4,680. The board requested some additional language in the contract that would make Roof Rite liable for any water damage in a home due to their negligence.

Property Manager:

Rebuilding and repairs to several homes due to water damage are on-going.

Our insurance policy with State Farm has been renewed for \$32,000.

GT1 trees were trimmed.

An erosion issue at one home and a tree issue at another home will be turned over to the Master Board.

A tree root/foundation issue will be looked at by Steve in order to assess if there is a real problem.

The ARC approved installation of one satellite dish.

Treasurer;

Bill is working on our next budget. We hope to approve it at the October meeting so it can be mailed to homeowners in by the end of October. The board can then adopt it at our November meeting.

New Business:

Mordy will speak with our landscape company about crabgrass treatment.

The board decided to delay for one year our Phase 3 trim painting plan.

The next Master Board meeting is scheduled for September 28.

The next Glyndon Trace 1 meeting is scheduled for October 21.

Meeting adjourned at 8:45 p.m.