

Glyndon Trace Community Association
Master Board of 8th Annual Meeting
324 Lauren Hill Court, Reisterstown, MD 21136

October 22, 2014

1. Meeting called to order: 6:40pm
2. Quorum established: President - Pete Donald
Vice President – Barb Reynolds
Secretary – Ginny Churchman
Treasurer – Bill Kalbfleisch
Honorary Member at Large – Ted Chaskelson
Various Owners
3. Roll call and Certificate of Proxies: Confirmed. Best turn out in eight years.
4. Proof of Annual Meeting Notice: Confirmed
5. Minutes from prior month: Approved
6. Report of Officers:
 - President's Report- Pete Donald
 - Welcomed all in attendance and introduced current board members
 - We are maintaining below budget and put extra money away in the reserves.
 - Treasurers' Report- Bill Kalbfleisch
 - Highlighted Master Board Financials
 - 2014 Key Expenses-
 - \$14,000- Snow Removal over budget
 - \$5,000- Pumping Station
 - \$1,800- Repair Swale LHC
 - Operating Account - \$125,000
 - Reserves - \$137,000
 - Landscaping- New company AMG
 - Snow Melt Budget- Raised \$5,000
 - Pool Lounge Chairs & Tables- Have been purchased for next year
 - Master Board will not be increasing monthly fees.
 - Tidewater Report- Mordy Weimer
 - Projects within the community
 - New Entry/Exit Gates- Cost prohibited to replace
 - Landscaping- All the community boards approved AMG.
 - Snow Removal- Cowman will continue to do snow removal
 - Pool Repair- White coating, Spa repairs and general maintenance will be done before next season.
 - Road Repairs- Crack repairs on Glyndon Trace above Teapot will be completed soon.

Vice President- Barb Reynolds

- Pumping Station and Roads
 - Reminder to everyone this is private property and the pumping stations and roads are owned by this community.
 - Pumping Stations- Must be treated like a septic system and to be watchful of what is put down the drains so we as a community don't have costly expenses to repair.

7. Open Forum:

- Owner questioned is Putting Green being seeded.
 - Pete acknowledged that the old putting green space is being seeded every year.
- Owner was questioning the \$700 Cable & Phone bill.
 - Phone line is for Pool emergencies
 - Phone line also goes to Pumping Station
 - Cable is for TV's in Clubhouse upstairs and downstairs
 - Mordy will check into wireless phone line for Pumping Station
- Owner questioned For Sale Signs
 - For Sale Signs are not allowed in the community.

8. Results of Nominations for Master Board:

- President- Pete Donald- 1 year before end of term
- Vice President- Barb Reynolds- 2 years before end of term
- Secretary- Jeanette McDaniels- New 3 year term
- Treasurer- Ginny Churchman- 1 year before end of term
- Honorary Member at Large- Harrison Smith- New 3 year term

9. 2015 Budget:

- Pete Donald reviewed 2015 Budget

10. Old Business: None.

11. Meeting Adjourned: 7:40 pm

Next Meeting: Will be held **Monday November 24th, 2014**