

Glyndon Trace II Condominium  
Board of Director's Meeting Minutes

June 9, 2010

342 Lauren Hill Court, Reisterstown, MD 21136

1. Call Meeting to Order – 6:30 PM
2. Establish Quorum for Board of Director's

Present: Lisa Smith (President)  
Claire Shutt (Member-at-Large)  
Dave Davies (Treasurer)  
Marvin Yablon (Vice-President)  
Mordy Weimer (Tidewater Property Management)

Absent: Georgia Peay (Secretary)

3. Minutes Approved – The minutes for the May meeting have not been reviewed/approved. Lisa Smith to email Georgia Peay to assist getting the minutes to the board.

Like the Master Board, the GTII board agreed that each board member would rotate taking and publishing meeting minutes. June is Lisa Smith.

4. Treasurers Report  
Dave Davies provided an audit that indicates electricity usage is less in 2010 than 2009 by 4% but cost is nearly 35% more. More investigation to continue on this item. Mordy to review 2009 trial balance for any credits received that would distort 2010 vs. 2009 comparison.

Master Board monthly fee – Tidewater to verify GTII is credited the collection accounts.

2 (in collection = \$6,225) . All delinquent accounts total (\$9,925.50)

1 owes collection fees.

1 payment plan

Retained Earnings:	\$62,639.53
Total Current Assets:	\$71,515.41
Monthly Income:	\$ 16,605.00
Monthly Expenses:	\$16,508.47
Net Income (+/-):	\$96.53
Additional Income Received (if applicable):	N/A

Special assessment : Total billed \$17,400.  
Received thru May \$15,165

**Action Items:**

Tidewater to verify GTII is credited the collection accounts.

Tidewater to see if homeowner on payment plan should be moved to collection.

Tidewater to verify that two collection accounts have had suit filed.

## 5. Old Business:

**Storage of propane tank and response to violation letter** – The board determined that the safety risk of storing a propane tank is unacceptable. Effective January 1, 2011, the only form of grilling will be by electric grill. Meanwhile if you must grill it has to be done per fire code of 15 feet from building

**Roof repair at 137 GTD** – Tidewater this repair is complete.

**Tree replaced near dumpster on GTD** – Brickman replaced the tree they damaged last year.

Homeowners voiced concern over 2<sup>nd</sup> assessment.

**Action Items:**

Tidewater to inform the homeowner of the grilling policy.

Dave Davies to draft statement/memo to homeowners that addresses the budget shortfalls, and reiterates the board's rationale and decision for a second assessment.

## 6. New Business

**Silver Honda – GTD** – This car appears to be inoperable. It has not been moved in over a month.

**Owner Landscaping GTD** – Homeowners have planted rosebushes in front of 148 GTD. All exterior modifications need to be addressed through the GTB. Given the current appearance, when affordable the area needs professional assessment with plant selection.

**Board Meeting Date/Time** – The revised meeting date of 2<sup>nd</sup> Wednesday's at 6:30PM is not working for board members. The Board moved the date back to 2<sup>nd</sup> Monday's of every month beginning Monday, July 12, 2010 at 6:30 PM.

**Homeowner letter** – The board received a letter from a homeowner (present at the meeting) addressing community concerns. It should be noted that this letter will also be shared with the Master Board as issues overlap. GTII issues:

Non-residents walking in the community on the paths. GTII is a private community and as such this is trespassing. Homeowner advised to contact police.

Homeowners letting their dogs off the leash after dark.

Teenagers continuing to cut-through the development from Stocksdale. Calling the police is still the best action to take. Continue calling the police may provide more frequent patrols.

The following were homeowner issues raised at the meeting:

Dogs killing the grass in front and sides of condo buildings.

Homeowners working on their automobiles in the parking lot.

Children riding bikes on paths and without helmets

Homeowner had an issue with the front gate. If you punch in the wrong code you must hit ## to reset before trying again.

**Action Items:**

Tidewater to contact the owner of the silver Honda. If the car is inoperable, the owner needs to have it towed off premises. Unit 164

Tidewater to send a letter to the walker that does not live in the community that reiterates this is a private community and thus she is trespassing.

Tidewater to send the unit a letter indicating the Baltimore County code and reminded no dogs off leash and that homeowners responsible for picking up after their animals. Also send letter to homeowner regarding keeping animals off the front and side areas of condo building.

Tidewater to send a letter to the homeowner identified reiterating that bikes follow "rules of road", stay off walk paths, and MD helmet law.

A letter to homeowner regarding working on automobiles in the parking lot.

Tidewater to contact the owner in bldg 158 about the status of his unit (tenant). If rented, a signed copy of the lease is required.

**7. The meeting was adjourned at 8:00 PM.**

**Next meeting – July 12, 2010 6:30 PM**