

**Glyndon Trace I Condominium
Board of Directors Meeting Minutes**

May 18, 2009
6:30 pm
342 Lauren Hill Court, Reisterstown, MD 21136

1. Call Meeting to Order

The meeting was called to order at 6:30 pm on Monday, May 18, 2009 in the clubhouse located at 342 Lauren Hill Court, Reisterstown, MD 21136.

2. Establish Quorum for Board of Directors

Present: Victor Carlson (President)
Mimi Kraus (Secretary)
Mordy Weimer (Tidewater)
Bob Berzanski (Treasurer)
Valerie Green
Absent: Andy Robertson

3. Review/ Approve Minutes from previous meeting

Minutes from April were corrected and approved.

4. Old Business

- A. Mailboxes-**Andy Robertson did a survey of the condition of the villa mailboxes and placed the data in an excel spreadsheet. Homeowners whose mailboxes will be replaced will receive a letter from the board. A suggestion was made that if Andy replaces these boxes, that he be reimbursed by the HOA and given a credit as an offset toward future dues. Vic will go over the spreadsheet that Andy did to see which boxes are to be replaced.
- B. Drainage Issue behind Lauren Hill Court-**Alex Golovin, Homeowner at 336 Lauren Hill Court was present. He reported that Ryan had twice attempted to fix the problem of improper drainage and pooling water, thus far with no results. Ryan is supposed to come back again to fix the problem. Homeowner asked the Board to follow up with Ryan to make sure that the problem is taken care of once and for all.
- C. Gutter Cleaning-** Spring Gutter cleaning was completed last week.
- D. Pet waste-** Mordy will email a notice to all homeowners regarding our new policy of fining homeowners who do not pick up after their dogs. (We will take pictures of offenses as they occur, and then fine the homeowner \$75 for first offense, \$150 for the second, and \$250 after that.)
- E. Landscaping-**

 - 1) Brickman has been cutting regularly. The grass has been wet due to recent rains and clumps of wet grass were left on the lawns after recent cutting. This issue will be brought to the attention of the contractor.
 - 2) Vic is still waiting to hear from Brickman their recommendations for the ongoing care of the trees and shrubs in the community.

- 3) Two dead trees have been removed from the front of 134 Teapot Court. Mordy will check with the Master Board about the estimate from Brickman to replace them.
 - 4) Brickman will be at the Master Board meeting in June
- F. Community Clean Up (Dumpster locations)-** Four dumpsters will be available to the community on July 11. Mordy will send Vic a PDF of the community and he will mark off exact locations. There will be 2 on Teapot Court, one on Lauren Hill Court and one at the top of the hill on Glyndon Trace Drive for the condos there.
- G. Letter to 113 TC-** The issue in question is a planter box that was not on the original architecture plan that was approved. Vic will take a look in order to make appropriate recommendations.
- H. Other –** Follow up to last minutes-Broken railroad tie at 117 TC has been repaired by Andy Robertson.

6. New Business

- A. ARC Review for 2121TC- Deck Vic** will contact the homeowner to review the plan.
- B. Audit report from Strauss and Associates-** (Bob)Treasurer reported that our earnings are not on target due to decreased earnings. Report and recommendations were discussed briefly. Mordy can attest that all items requested by the auditors in their report have been provided to them. Bob questioned the many adjustments that were shown in the budget. Mordy will double check with the accounting department. We will ask someone from Strauss and Associates to come to our next meeting scheduled for June 15.
- 7. Financial report-** Delinquencies were reviewed. Total amounts have increased due to several large balances due. One is from the HO in foreclosure, and there are two others who owe substantial amounts.

8. Adjournment - The meeting was adjourned at 7: 35 PM

Next Meeting: June 15, 2009

Respectfully Submitted,

Mimi Kraus