

**Glyndon Trace Community Association (Master)  
Board of Directors Meeting  
5/24/2010**

1. Meeting called to order 6:40
2. Quorum Established for Board of Directors  
Present: Pete Donald  
Barbara Reynolds  
Larry Caplan  
Dave Davies

Mordy Weimer- Tidewater Property Management

Absent: Lisa Smith

3. Minutes from 4/26 meeting were approved.
4. Old Business
  - a. A settlement has been reached with American pool company to terminate the pool contract with them for the sum of \$1000 of which Tidewater will contribute \$500. Chesepeake will manage the pool this summer.
  - b. Still waiting for an update to our request to add Pete Donald to the pumping station emergency auto dialer. Mordy to reiterate with Jim the need to put Pete's number on his auto dial.
  - c. On the issue of the the water runoff from the Harriman parking lot and subsequent damage and erosion it is causing, the Harriman House had the back of their parking lot redone and the board was pleased with the work and Harriman folks funding the job in total. We have contracted with Cowman to finish the job around the dumpster and channeling the water runoff on the hill behind the dumpster for \$2400.
  - d. New trees have been planted by Live Green and more trees have been found dead. The reason for the trees continuing to die will be pursued with Brickman by Mordy . However, the cost fo replacing the trees and maintaining them is under review, especially the need to replace dead ones in some common areas. We will continue to evaluate tree replacements on a case by case basis.
  - e. All damaged sod has been treated by Brickman, though some spots have been slower to recover than others probably due to lack of water. Brickman has also been asked to be careful when cutting the lawn in wet conditions as some sharp turning with

equipment that may be too heavy for the lawns is doing damage to some grassy slopes.

- f. The condition of the fence around SWM pond-Lauren Hill Ct is being reviewed for a possible upgrade. Some fence posts need to be straightened. Hopefully that is all it will take. Brickman will evaluate again.
- g. Mordy will report back on what was actually done on the gate/enclosure around pumping station- GT drive
- h. Some of the rusted fence caps have been replaced and we have enough to do the job. However, the replacements are not the same as the originals (shorter) and will required some painting if they have to be used. Mordy will see if we can get more of the originals before we replace anymore.

#### 5. New Business

- a. One of the clubhouse french double doors between the workout room to the pool area has been damaged and needs to be replaced. Looks to have been purposely damaged. Mordy will get estimate from contractor but it looks like we need a new door, hopefully one that will match the undamaged door.
- b. Mordy will meet with Chesapeake before pool opens to review our needs and the problems we had last year. Barbara will join him if she is available.
- c. There is an open pipe in the sidewalk in front of 243 Teapot Ct. Looks to have been caused by a lost cap. Mordy will evaluate what needs to be done.

#### 6. Treasurers report

No major items to report. 18 month CD for \$35,000 rolled over at 2.1%. Total assets are \$96,611. The snow removal negative variance stands at (\$19,740). With no more snow removal for the rest of the year, the variance will reduce to (\$7,740) by the end of the year.

The MB voted and passed a one time special assessment in the amount of \$100 per unit (amounts to an additional \$5,800 from GTII and \$7,200 from GTI) due November 1, 2010 in order to make up the budget shortfall for snow removal. The regular monthly fees collected by the MB from GTI & II will remain the same for the duration of 2010. Please note that the MB collects this money directly from each association and will not be billing each unit owner individually. Please refer to the meeting minutes from your individual assoc (GTI or GTII) if they plan

to levy an assessment to recover this money paid to the Master Board.

The water bill was discussed again. We haven't received a bill for either 2009 or 2010. Mordy has called numerous times but can't get an explanation of why. We just need to be prepared to pay when it does come.

Meeting adjourned 7:40. Next meeting June 28 6:30