

Glyndon Trace Community Association
(Master Board)
Tentative Minutes
For the Meeting of September 30, 2009
342 Lauren Hill Court, Reisterstown, MD 21136

Present: Larry Caplan, Dave Davies, Pete Donald, Barbara Reynolds, Lisa Smith and Property Manager Mordy Weimer.

The meeting was called to order by Pete Donald at 6:40 p.m. by Pete Donald.

The minutes for the meeting of August 24, 2009, were approved.

ROG Report

No report provided.

For a detailed ROG report, go to www.glyndotrace.org and click on **Links** for ROG link.

Old Business

Rusting Railing Caps

A motion was made and accepted to purchase 200 caps. The board will install to save additional installation cost.

Retaining Wall in Front of Clubhouse

Completed by George Cowman and seeded.

Annual Meeting Date and Term Vacancies

The annual meeting will be October 26, 2009. There are three vacancies. Tidewater sent out a call for nominations. To date, three nominations are: Larry Caplan, Dave Davies, and Pete Donald.

No Trespassing Signs

Installed.

Erosion on Lauren Hill (dumpster area)

Barbara Reynolds has been working with Dan Yellet and Lee Ensor. Larry Caplan to send letter to property owner's estate and tenant to fix the problem. Tidewater will also have George Cowman look at the area and provide an estimate.

Open DSI Invoices

DSI asking for payment for past due invoices. Tidewater has requested that DSI provide detailed explanation and itemization of these invoices prior to payment being approved.

New Business

Maintenance Proposal for Pumping Station Contract

We have a proposal from Jim's Plumbing and Heating. Tidewater to get a company background, reference and financial check.

2010 Budget

Dave Davies to provide draft and bring for board approval for October meeting.

Reseeding Open Space Teapot Ct.

The board requested another bid from Live Green. It was Live Green's recommendation that additional top dressing was a waste of money. Aeration and fertilization is part of the contract and should be sufficient.

There were photo's provided by a villa homeowner showing severe bare spots. Tidewater to contact Brickman and Live Green for recommendations.

Parking issue on Teapot Ct.

The master board referred back to Glyndon Trace I Board as this is not a master board issue.

Pool winterization

Complete. The board also requested Tidewater secure new bids for the 2010 season.

Requests were made for the exercise area in clubhouse and the open space behind the large condo area. The board asked that a proposal be made and then brought to a board meeting for discussion.

Treasurer's Report

The treasurer reported all accounts generally on budget and in good standing. A detailed report can be secured from Tidewater Property Management.

Next Meeting

The next meeting of the Master Board will be at 6:00 p.m., on October 26, 2009 prior to the annual meeting. Wednesday, September 30, 2009 at the Clubhouse.