

Glyndon Trace I Condominium
Board of Directors Meeting Minutes
July 20 2009
6:30 pm
342 Lauren Hill Court, Reisterstown, MD 21136

1. Call Meeting to Order

The meeting was called to order at 6:35 pm on Monday, July 15, 2009 in the clubhouse located at 342 Lauren Hill Court, Reisterstown, MD 21136.

2. Establish Quorum for Board of Directors

Present: Victor Carlson (President)

Andy Robertson (Vice-President)

Mimi Kraus (Secretary)

Mordy Weimer (Tidewater)

Bob Berzanski (Treasurer)

Absent: Valerie Green (Member –at –Large)

3. Review/ Approve Minutes from previous meeting. Minutes were approved. We will be sending out our minutes to all villa owners on our email list, in addition to posting them on the website. We will send them in draft form until they are officially approved.

4. Old Business

Landscaping near 230 TC- Brickman has taken soil samples and sent them to a lab for analysis to determine what may be causing disease in the bushes behind the house. We had a discussion about what problems the homeowner should take care of and what should the HOA take care of. We will first look at patterns of problems and complaints by villa owners to determine what the issues are.

Other- Problems with siding at 140 TC- Tidewater will address

5. New Business

Repairs at 302 LHC- There are problems stemming from original construction. Ryan will be repairing these; the company has ordered materials for repair

Law Offices of Nagle and Zaller- These attorneys specialize in condominium law and collections issues, have offered a free consultation to our community. We will ask if they can come to the next master Board meeting in August, and we have some questions for them already.

Other-

Vandalism and trespassing- Youths have been cutting through our community from the Harryman House parking lot and were seen urinating around one of our homes. They were given a verbal warning not to trespass on our property and were told that the next time, the police would be called.

Ignoring Stop Sign- One of our residents was seen going through a stop sign and almost causing an accident. They will be sent a warning letter from the HOA.

Mailbox Repairs – were completed by Andy Robertson, who generously volunteered his time.

Because of the monetary savings as a result of AR's volunteering his time and talents to replacing and repairing the villa mail boxes, the board voted to pay Andy \$250 AR abstained from this vote.

[REDACTED] To avoid any appearance of conflict of interest, AR will excuse himself from discussion any time bids are considered for projects, if his is one of the bids .If the Board decides to use AR's services, we will assume responsibility for any liability.

GT Master Association Report- Mordy apprised the GTI Board of issues the Master Board is considering. Please refer to the Master Board minutes for information about this topic.

Financial report- Overall, delinquencies are down. There is one large delinquency and several others in collections. Homeowners in collections are not allowed to use the pool or the clubhouse, as these amenities are supported by our dues. Our checking account has a surplus of funds, and we will transfer this surplus to our savings accounts. We discussed our reserve account, and decided to pose some questions to the attorneys when they meet with our community.

Adjournment- 8:05 PM

Next Meeting: August 17, 2009 (6:30PM)

Respectfully Submitted,
Mimi Kraus

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