

**Glyndon Trace II Condominium
Board of Directors Meeting Minutes
April 14, 2010
342 Lauren Hill Court, Reisterstown MD 21136**

1. **Call Meeting to Order** –6:35 p.m.

2. **Establish Quorum for Board of Directors**

Present:Lisa Smith (President)
Claire Shutt (Member-at-Large)
Georgia Peay (Secretary)
Marvin Yablon (Vice-President)

Absent: Dave Davies (Treasurer)

Mordy Weimer (Tidewater Property Management)

3. **Minutes Approved** – minutes from the March 8, 2010 meeting were approved with one correction.

4. **Treasurers Report** –

Brief summary-we have exceeded the amount of money we allowed for electricity. The special assessment money is not coming in as requested. The famous snow of 2010 set our budget back considerably.

A detailed report can be provided to homeowners upon request.

delinquent accounts totaling \$11,090.50* (3 in collection status). *includes homes that have not paid special assessment in full

Retained Earnings: \$ 62,639.53

Total Current Assets: \$70,136.97

Income: \$23,503

Total Expenses: \$17,919.84

Net Income (+ or -) \$5,583.16

Additional Income Received (if applicable): N/A

5. Old Business

----Issues at 308 Lauren Hill-The security door is finally fixed.

----Sod and curb damages from snow removal-Waiting for an update from the Master Board. A tour for damages will be scheduled with Cowman.

6 . New Business

ROG Update- a detailed report can be found at: www.marylandtowns.com/rog or the www.glyndontrace.org website.

- The upcoming Pre-Charrette Workshop will be held on June 4 & 5, 2010. The actual Charrette for Reisterstown Main Street will take place sometime in the Fall of 2010.
- Police Officers Appreciation Day is scheduled for the first Saturday in June.
- The Blooming Arts Festival will be held May 15+16 at the Middle School.

Roof Damage at 121 GT--The bid from the Roof Guy is \$1575, however the Board requested Tidewater to secure two additional bids.

Homeowner letter--Questioned the necessity of the special assessment

Lock box at 121 GT/308 LHC--It was confirmed that the lock boxes at 121 Glyndon Trace Drive has a master key. A lock box at 308 Lauren Hill Ct will be installed with a master key to the common area doors.

Estimate from electrician--Tidewater will call an electrician to determine if the lights in the common areas of the building could be placed on a motion detector, timer or rewired in some manner.

Reminder abt pool opening--Pool bands will be handed out on May 7 and 8 at the clubhouse. Tidewater will send out a letter will be send to all homeowners.

Other:

- Owners are asked to be observant and report anything out of place
- Some of the trees need additional mulch. Tidewater will contact Brickman about this.

7. Owner Issues/Questions

----There was a Drano bomb thrown at the patio of one of the ground floor units. It caused some damage and siding and concrete needs to be power washed. Additional fencing was discussed in light of some of the criminal actions in our neighborhood. In addition, Tidewater will consider writing a letter to the homeowners on the hill in front of GT, to request that they not drive their truck across GT lawns.

----It was requested that the minutes be posted on the community board in each building. Someone from each building volunteered to post the minutes for their neighbors who do not have internet.

----The old pool company's contract was not renewed. There were numerous complaints about their services. There was some discussion about how to cut cost for maintaining a community pool.

---- It was requested that building captains make sure the base board heaters are turned off at least by April.

8. Adjourn Meeting- 7:47 pm.

9. Next Meeting- May 12, 2010.